



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, July 23, 2026 | 6:00 PM

Chris Adams | Adrian Dekker - Chair | Mike Grayeski - Vice Chair | Eric Huminski | Andy Norris

AGENDA

I. CALL TO ORDER

II. WORK SESSION GUIDELINES

III. OLD BUSINESS

IV. NEW BUSINESS

- A. **CUP-03-2026**, applicant, Nicholas LaPinta, requests a conditional use permit for a Tattoo Establishment for property located at 2800 Holly Springs Parkway, Holly Springs, GA, tax parcel 055 of tax plat 93N00.
- B. **A-03-2026**, applicant, Chris Whittaker with Century Communities, requests annexation of 4.28 +/- acres off of Holly Springs Parkway, Cherokee County, GA, tax parcel 083 of tax plat 15N16.
- C. **MA-04-2026**, applicant, Chris Whittaker with Century Communities, requests rezoning of 7.22 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 083 and 123A of tax plat 15N16, from R-40, Single Family Residential Estate (County), and from PDR, Planned Development Residential (City), to TND, Traditional Neighborhood Development (City).
- D. **V-06-2026**, applicant, Chris Whittaker with Century Communities, requests a variance from the regulations of the Holly Springs Zoning Ordinance, Article 7: Planned Development Districts, Table 7.01: Planned Development District Dimensional Standards, for property located off of Holly Springs Parkway, tax parcels 083 and 123A of tax plat 15N16.
- E. **V-07-2026**, applicant, Chris Whittaker with Century Communities, requests a variance from the regulations of the Holly Springs Zoning Ordinance, Article 7: Planned Development Districts, Table 7.01: Planned Development District Dimensional Standards, for property located off of Holly Springs Parkway, tax parcels 083 and 123A of tax plat 15N16.
- F. **A-04-2026**, applicant, Michael Sunshine with BAMM Real Estate LLC, requests annexation of 6.08 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcels 001 and 003 of tax plat 15N15A, tax parcel 045Q of tax plat 15N16

and tax parcel 049 of tax plat 15N16A.

- G. **MA-05-2026**, applicant, Michael Sunshine with BMM Real Estate LLC, requests rezoning of 6.08 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 001 and 003 of tax plat 15N15A, tax parcel 049 of tax plat 15N16A and tax parcel 045Q of tax plat 15N16 from R-40, Single Family Residential Estate (County), R-20, Single Family Residential (County), and GC, General Commercial (County) to GC, General Commercial (City).
- H. **ORD-4-2026**, proposed text amendment to Article 14: Amendments and Zoning Procedures, 14.6 Public Notice, to amend public notice requirements.

V. REPORTS/COMMENTS

VI. ADJOURNMENT