



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

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 23, 2026

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

Nicholas LaPinta, applicant, 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. Per the Holly Springs Zoning Ordinance, this use may be permitted as a conditional use in the GC, General Commercial, zoning district under the following parameters:

5.4-41 Tattoo Parlors and Body Piercing Establishments. *Tattoo Parlors are establishments that provide services, which create an indelible mark or figure, fixed upon the body by insertion of pigment under the skin or by production of scars. Body Piercing Establishments are establishments that engage in the perforation or penetration of the human anatomy with a needle or similar instruments to insert various ornamental objects. The purpose of this Section is to mitigate the negative effects of loitering, criminal activities, and other negative effects associated with such establishments, to promote diverse economic uses, and to ensure compatibility with adjacent uses and surrounding neighborhoods and businesses. In addition to an application for a conditional use permit, the applicant shall submit evidence sufficient to demonstrate compliance, and at all times thereafter remain compliant with the following standards:*

- a. Tattoo Parlors and Body Piercing Establishments may exist in planned shopping centers or multi-tenant buildings.*
- b. Tattoo Parlors and Body Piercing Establishments shall not occupy a suite of less than 1,000 aggregate square feet in a shopping center or multi-tenant building.*
- c. Free standing buildings containing Tattoo Parlors and Body Piercing Establishments, shall be situated on a parcel of no less than 0.75 acre.*
- d. Tattoo Parlors and Body Piercing Establishments shall be the single tenant located in a free-standing building, containing no less than 2,500 square feet of heated space with all facades constructed entirely of either brick, stone, shake, or a combination thereof.*
- e. The applicant shall provide evidence of all requisite professional and other licenses*

required under state and local laws.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Survey

RECOMMENDATION:

N/A

CONCURRENCES:

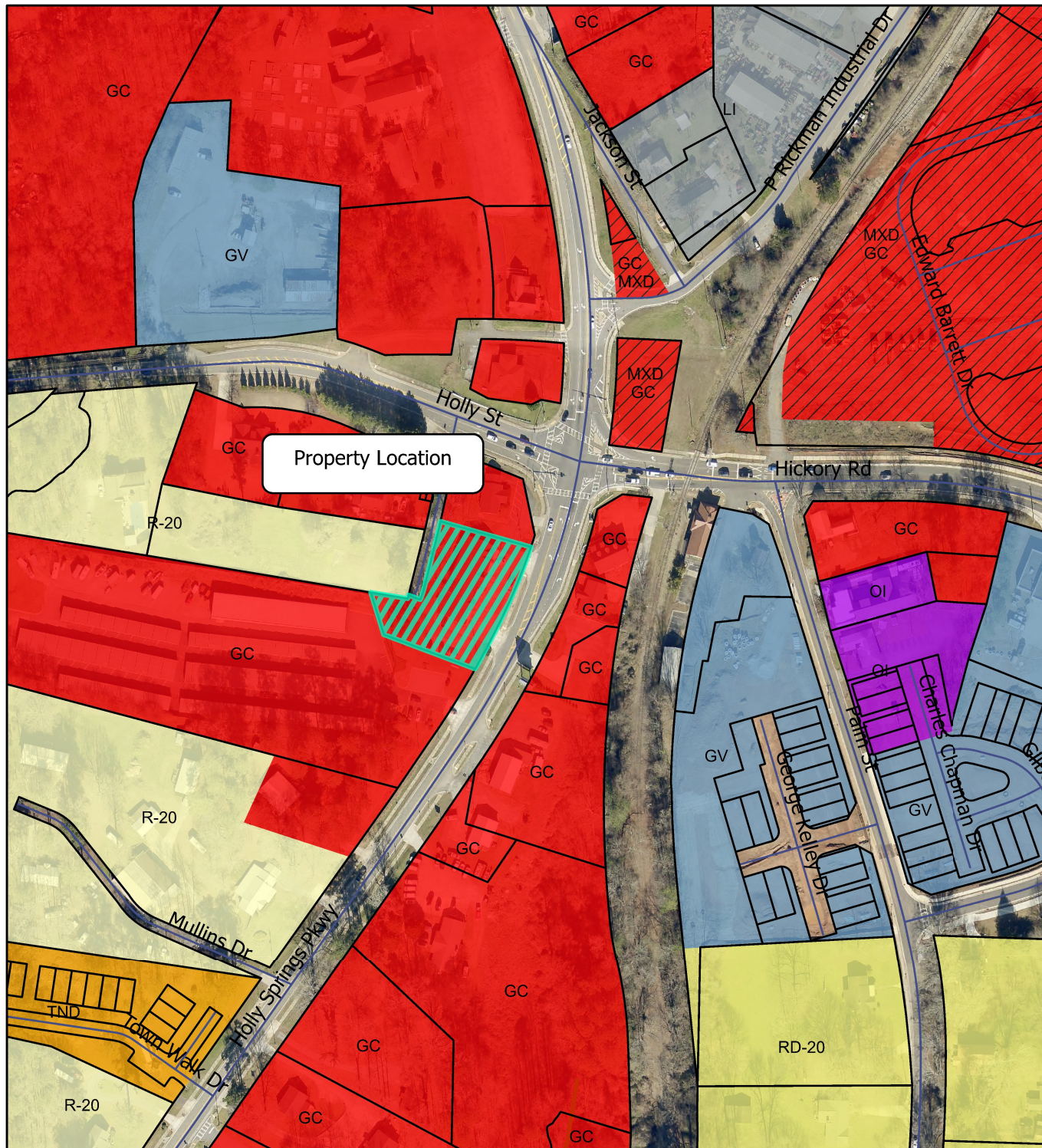
N/A

CUP-03-2026 Location Map

Legend

ZONING

- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
- PUD- Planned Unit Development
- TND- Traditional Neighborhood Development
- PDR- Planned Development Residential
- HDMFR- High Density Multi-Family Residential
- GC- General Commercial
- NC- Neighborhood Commercial
- OI- Office Institutional
- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay
- Streets_2026
- Parcels_2026



ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 23, 2026

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

Chris Whittaker with Century Communities, applicant, requests annexation of 4.28 +/- acres off of Holly Springs Parkway, Cherokee County, GA, tax parcel 083 of tax plat 15N16. This property is proposed to be combined with an adjacent parcel to total 7.72 acres and developed as a townhome community consisting of 42 units with a proposed density of 5.44 units per acre. The proposed zoning is TND, Traditional Neighborhood Development.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Conceptual Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

N/A

A-03-2026 MA-04-2026 Location Map

Legend

ZONING

- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
- PUD- Planned Unit Development
- TND- Traditional Neighborhood Development
- PDR- Planned Development Residential
- HDMFR- High Density Multi-Family Residential
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Property Location

ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 23, 2026

AGENDA ITEM: 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).

EXECUTIVE SUMMARY:

Chris Whittaker with Century Communities, applicant, requests rezoning of 7.72 +/- 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 PDR, Planned Development Residential (City), to TND, Traditional Neighborhood Development (City). Parcel 15N16 083 is also requested for annexation and is proposed to be combined with parcel 15N16 123A and developed as a townhome community consisting of 42 units with a proposed density of 5.44 units per acre.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Conceptual Site Plan

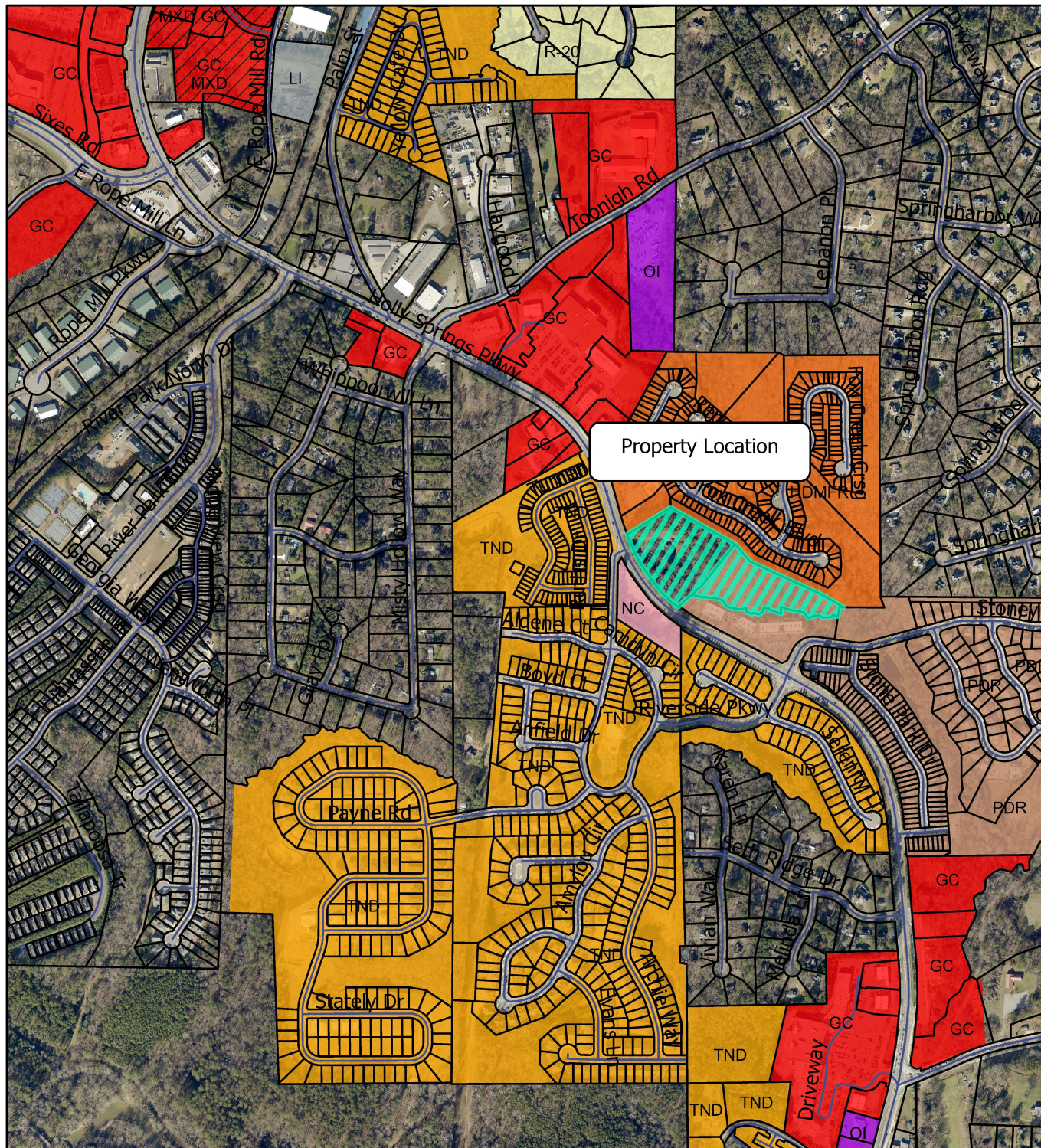
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

MA-04-2026 V-06-2026, V-07-2026 Location Map



Legend

ZONING

- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
- PUD- Planned Unit Development
- TND- Traditional Neighborhood Development
- PDR- Planned Development Residential
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- GC- General Commercial
- NC- Neighborhood Commercial
- OI- Office Institutional
- GV-Governmental
- LI- Light Industrial
- MXD-Mixed Use Overlay
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- Parcels 2026



ITEM REPORT

AGENDA ITEM NUMBER: IV.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 23, 2026

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

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. Parcel 15N16 083 is also proposed to be annexed and combined with parcel 15N16 123A and is proposed for rezoning to TND, Traditional Neighborhood Development for the development of a 42-unit townhome community. Per Table 7.01, the minimum district size for TND zoning is 10 acres. The combined total acreage for these two parcels is 7.72 acres, a difference of 2.28 or 22.8%.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Conceptual Site Plan

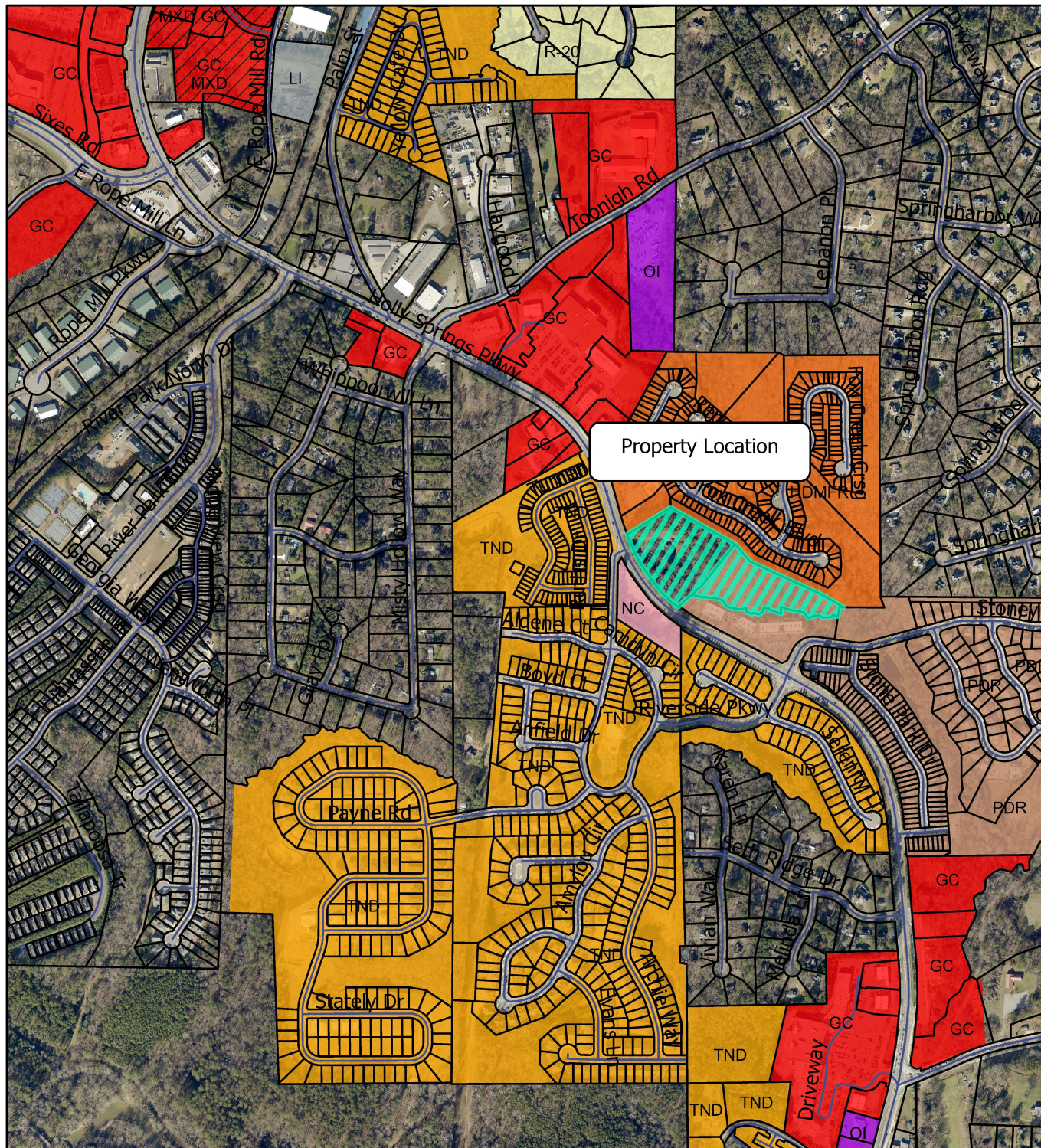
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

MA-04-2026 V-06-2026, V-07-2026 Location Map



Legend

ZONING

- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
- PUD- Planned Unit Development
- TND- Traditional Neighborhood Development
- PDR- Planned Development Residential
- HDMFR- High Density Multi-Family Residential
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- NC- Neighborhood Commercial
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- Parcels 2026





ITEM REPORT

AGENDA ITEM NUMBER: IV.E.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 23, 2026

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

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. Parcel 15N16 083 is also proposed to be annexed and combined with parcel 15N16 123A and is proposed for rezoning to TND, Traditional Neighborhood Development for the development of a 42-unit townhome community. Per Table 7.01, the minimum common open space for TND zoning is 20%. The current plan shows a total common open space of 9%.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Conceptual Site Plan

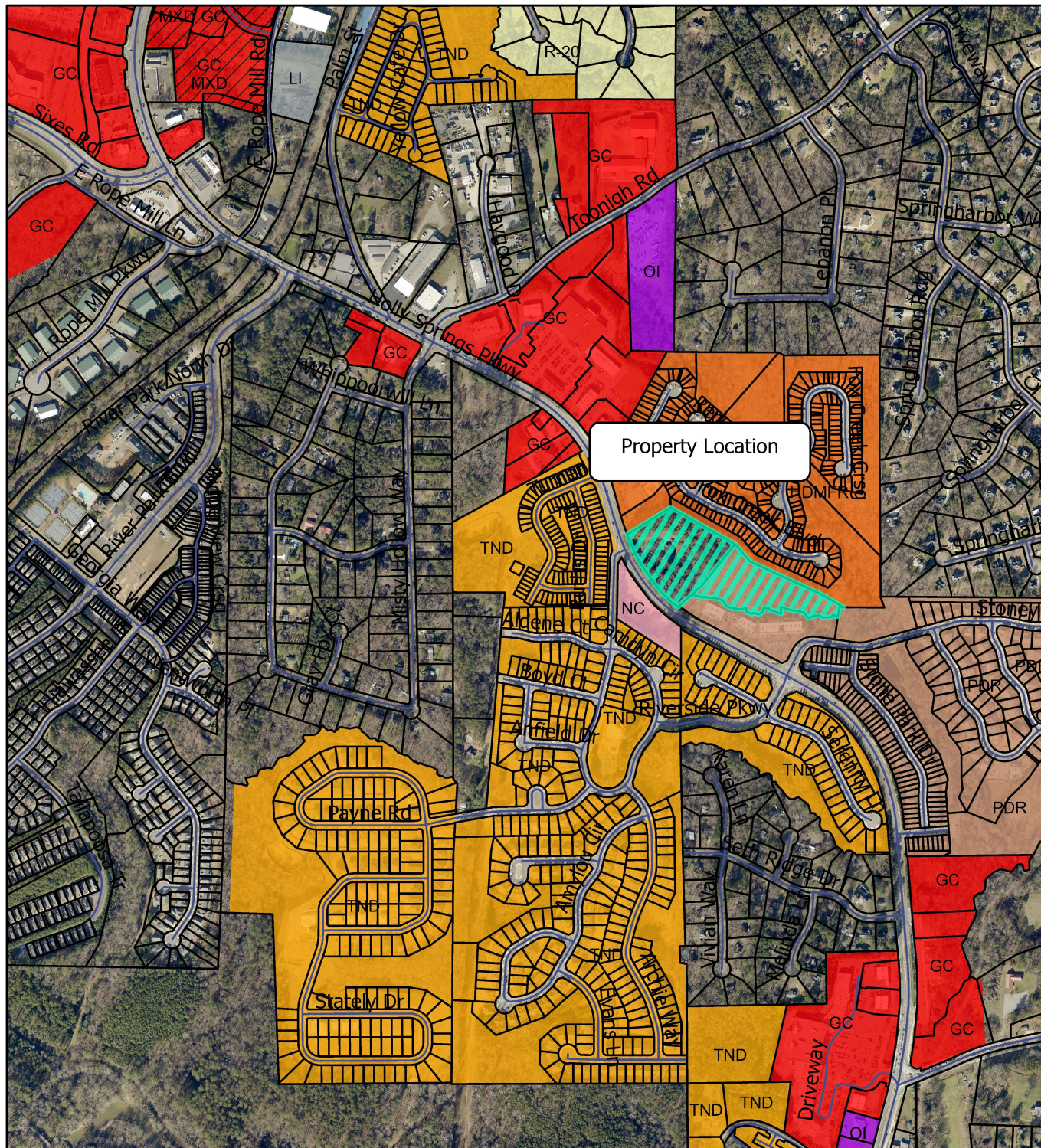
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

MA-04-2026 V-06-2026, V-07-2026 Location Map

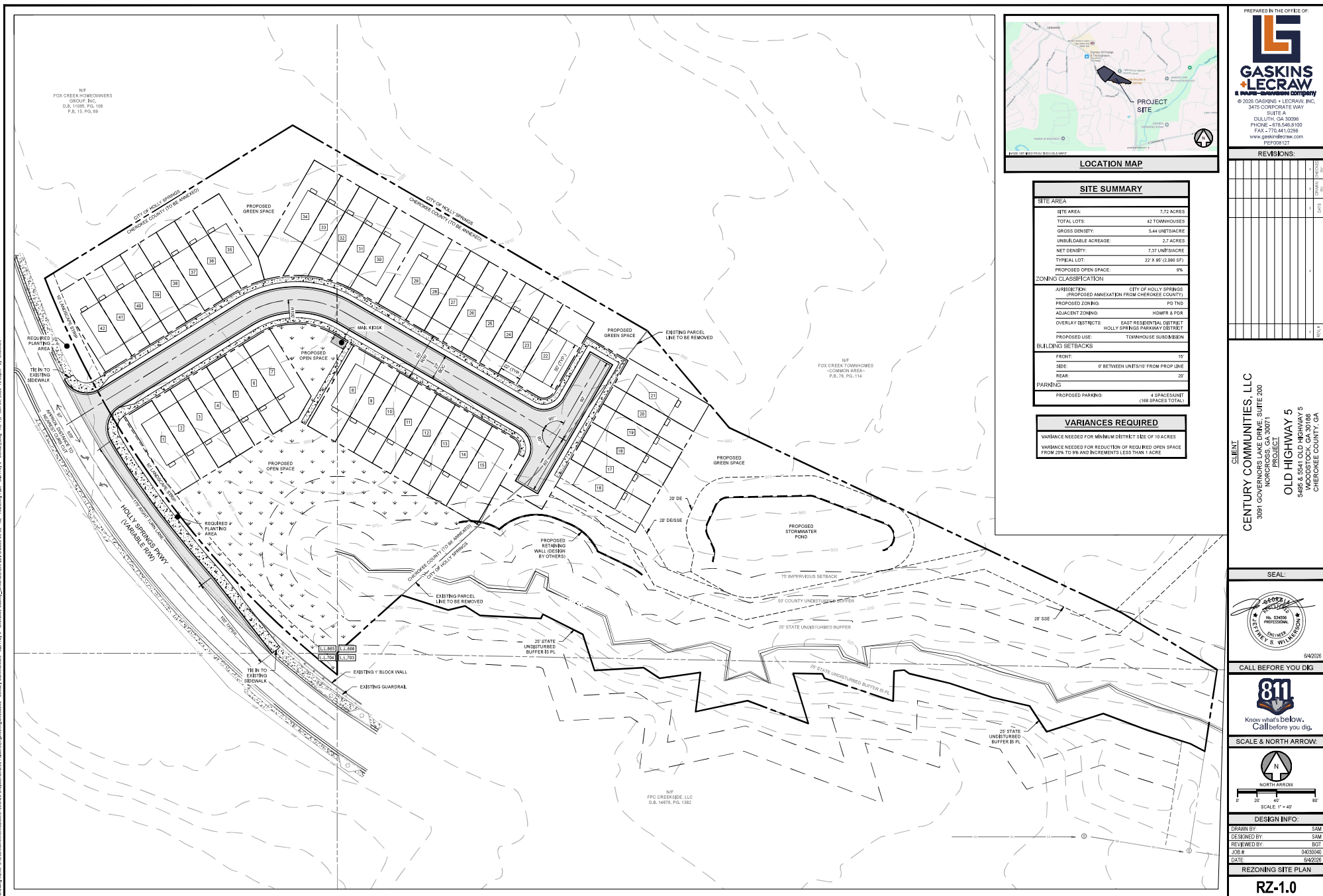


Legend

ZONING

- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
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- Parcels 2026





ITEM REPORT

AGENDA ITEM NUMBER: IV.F.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 23, 2026

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

Michael Sunshine with Bamm Real Estate LLC, applicant, 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. The applicant has also requested rezoning of the property to GC, General Commercial, for the development of a proposed medical office/retail structure, professional office/restaurant structure, and a drive-thru coffee shop.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Conceptual Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

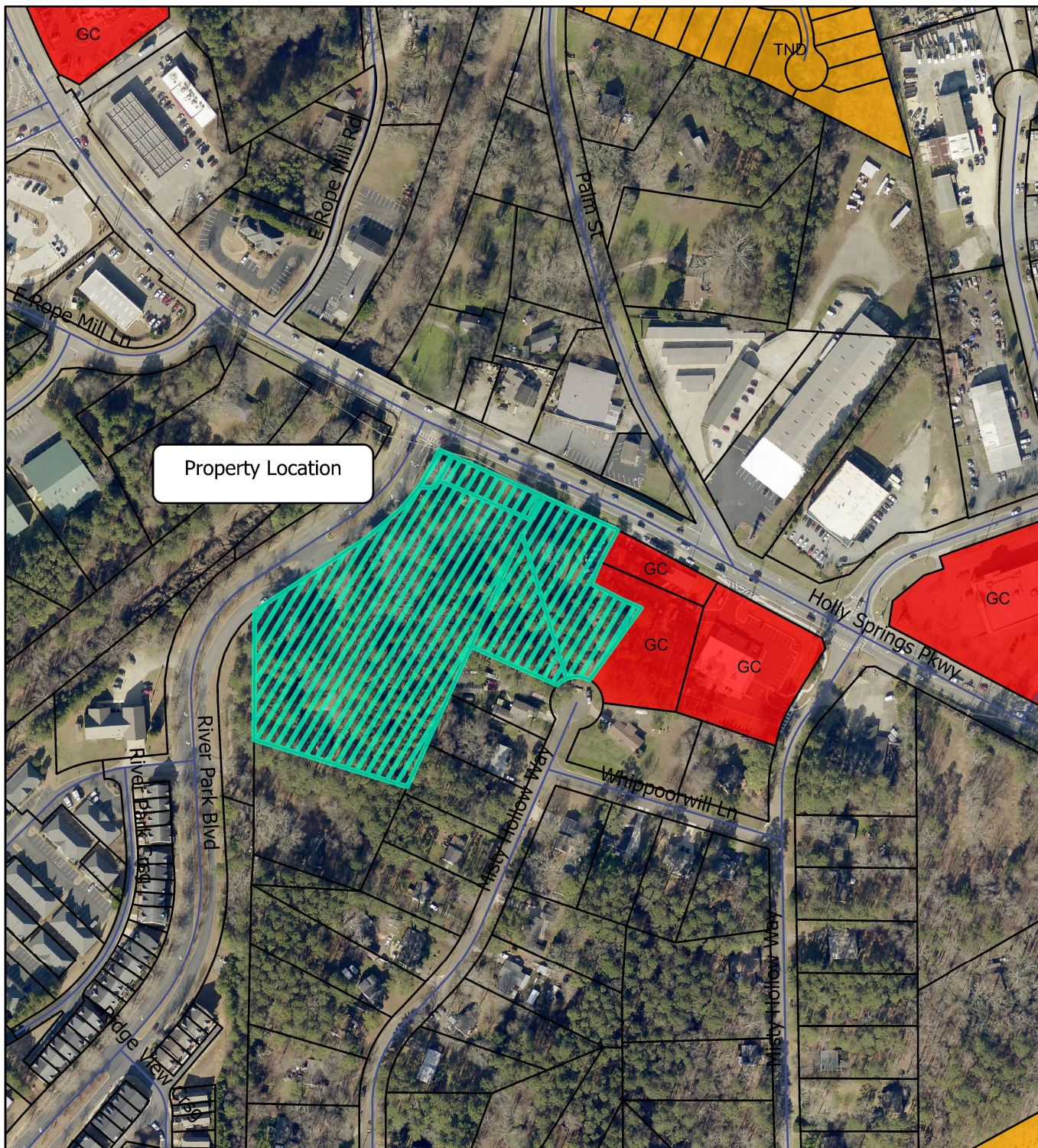
N/A

A-04-2026 MA-05-2026 Location Map

Legend

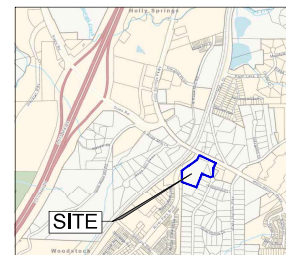
ZONING

- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
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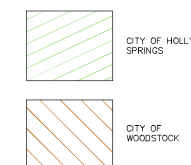
NOTE: THE BOUNDARY AND TOPO SURVEY FOR THIS PLAN WAS COMPLETED BY A CURRENT SURVEY MITCHELL SURVEYING AND CONSULTING, LLC.

LAND LOTS: 633 AND 664
DISTRICT: 15TH
SECTION: 2ND



LOCATION MAP
NTS

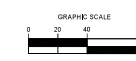
JURISDICTION LEGEND



NOTE: UNSHADED AREA IS
CHEROKEE COUNTY



NORTH



OVERALL SITE AREA = 6.08 AC. (SEE ALTA SURVEY BOUNDARY)
PARCELS (CURRENTLY IN CHEROKEE COUNTY):
15N15A001 ~ R40, R20 AND GC
15N15A049 ~ R20
15N15A003 ~ GC
15N15A045Q ~ GC

PROJECT SITE AREA = 6.08 AC. - 0.2536 AC. (NOT IN PROJECT) -
0.042 AC. (R/W DEDICATION) = 5.78 AC.

PROPOSED ANNEXATION: TO HOLLY SPRINGS JURISDICTION AS GC

PROPOSED USE: WILL BE A COMBINATION OF RETAIL, RESTAURANT (W/
DRIVE-THRU) AND MEDICAL OFFICE.

BUILDING SETBACKS:
FRONT (ARTERIAL) = 60 FEET
FRONT (COLLECTOR AND LOCAL) = 50 FEET
SIDE = 10 FEET
REAR = 15 FEET
ZONING BUFFER = 40 FEET
(UNDISTURBED IF VEGETATED - CURRENTLY WOODED)

PARKING CALCULATIONS:

MEDICAL, PROFESSIONAL OFFICE = 24,000 S.F.
MINIMUM PARKING 1 PER 350 S.F. = 68 SPACES REQUIRED
MAX. ALLOWED 1 PER 200 S.F. = 120 SPACES ALLOWED
PROPOSED PARKING = 95 SPACES

RETAIL = 7,600 S.F.
MINIMUM PARKING 4 PER 1,000 S.F. = 30.4 SPACES REQUIRED
PROPOSED PARKING = 58

TOTAL BUILDING AREA RESTAURANT
(COFFEE SHOP WITH DRIVE-THRU) = 986 S.F.
MINIMUM PARKING 10 PER 1,000 S.F. = 9.86 SPACES REQUIRED
PROPOSED PARKING = 11

TOTAL PARKING MINIMUM REQUIRED PER CODE = 129.4 SPACES
TOTAL PARKING PROVIDED = 164 SPACES
12 HANDICAP SPACES PROVIDED
6 HANDICAP SPACES REQUIRED



PROJECT NAME:

**HOLLY SPRINGS PARKWAY
RETAIL AND MEDICAL OFFICE
SITE**

SITE:

**5142 HOLLY SPRINGS PARKWAY
WOODSTOCK, GA 30146**

CLIENT:

BAMM REAL ESTATE, LLC

SHEET TITLE:

ZONING PLAN

SHEET NUMBER:

C1

ITEM REPORT

AGENDA ITEM NUMBER: IV.G.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 23, 2026

AGENDA ITEM: MA-05-2026, applicant, Michael Sunshine with BAMB 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).

EXECUTIVE SUMMARY:

Michael Sunshine with BAMB Real Estate LLC, applicant, requests rezoning 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, from R-40, Single Family Residential Estate (County), R-20, Single Family Residential (County), and GC, General Commercial (County) to GC, General Commercial (City), for the development of a proposed medical office/retail structure, professional office/restaurant structure, and a drive-thru coffee shop. This property has also been requested for annexation.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Conceptual Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

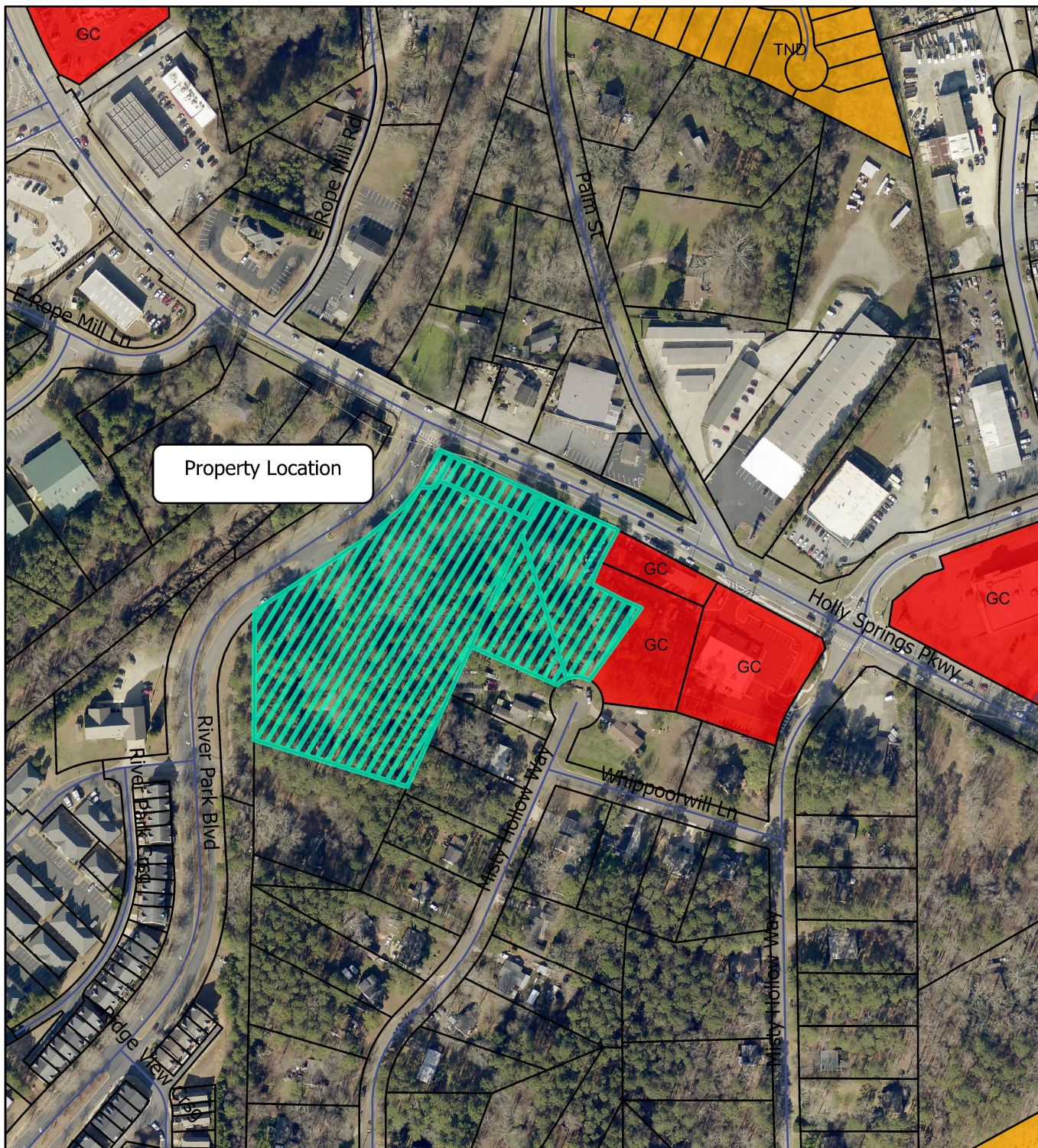
N/A

A-04-2026 MA-05-2026 Location Map

Legend

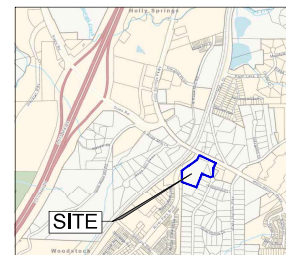
ZONING

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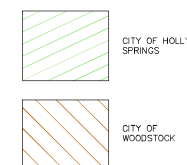
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LAND LOTS: 633 AND 664
DISTRICT: 15TH
SECTION: 2ND



LOCATION MAP
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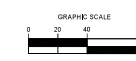
JURISDICTION LEGEND



NOTE: UNSHADED AREA IS
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NORTH



OVERALL SITE AREA = 6.08 AC. (SEE ALTA SURVEY BOUNDARY)
PARCELS (CURRENTLY IN CHEROKEE COUNTY):
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BUILDING SETBACKS:
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FRONT (COLLECTOR AND LOCAL) = 50 FEET
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ZONING BUFFER = 40 FEET
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PARKING CALCULATIONS:

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MINIMUM PARKING 1 PER 350 S.F. = 68 SPACES REQUIRED
MAX. ALLOWED 1 PER 200 S.F. = 120 SPACES ALLOWED
PROPOSED PARKING = 95 SPACES

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6 HANDICAP SPACES REQUIRED



PROJECT NAME:

**HOLLY SPRINGS PARKWAY
RETAIL AND MEDICAL OFFICE
SITE**

SITE:

**5142 HOLLY SPRINGS PARKWAY
WOODSTOCK, GA 30146**

CLIENT:

BAMM REAL ESTATE, LLC

SHEET TITLE:

ZONING PLAN

SHEET NUMBER:

C1

ITEM REPORT

AGENDA ITEM NUMBER: IV.H.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 23, 2026

AGENDA ITEM: ORD-4-2026, proposed text amendment to Article 14: Amendments and Zoning Procedures, 14.6 Public Notice, to amend public notice requirements.

EXECUTIVE SUMMARY:

A few years ago, the State of Georgia amended the code section concerning notice requirements for variance requests. The statute stated a 30-day notice for advertising purposes. The City amended the zoning ordinance to reflect this 30-day notice period; however, the state changed it back to a minimum of 15 days in advance of the hearing date (O.C.G.A. § 36-66-4). The City chose, at that time, not to change it back to 15, but to leave it at 30 days. This 30-day notice period has presented issues when an application is tabled because, in many instances, it results in the application not being able to be heard until two months later instead of the next meeting date in order to meet the notice requirements. This amendment seeks to change the public notice period back to a 15-day minimum in advance of the meeting date and is as follows:

Article 14: Amendments and Zoning Procedures

14.6 Public Notice

14.6-1 At least ~~thirty (30)~~ fifteen (15), but not more than forty-five (45) days, prior to the date of any hearing before the Planning and Zoning Commission, there shall be published within a newspaper of general circulation with Cherokee County, a notice of the hearing.

14.6-4 A sign containing information required by the Zoning Ordinance of the City of Holly Springs and the rules of procedure shall be placed on the property not less than ~~thirty (30)~~ fifteen (15) days prior to the date of the scheduled hearing.

FISCAL IMPACT:

N/A

ATTACHMENTS:

None

RECOMMENDATION:

N/A

CONCURRENCES:

N/A