



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, August 13, 2026 | 6:00 PM

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

AGENDA

I. CALL TO ORDER

II. PUBLIC HEARING RULES

III. OLD BUSINESS

IV. NEW BUSINESS/PUBLIC HEARING

- A. **A-02-2026**, applicant, Zaheed Alam, requests annexation of 0.50 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcel 082 of tax plat 15N15 - **REQUEST TO DEFER.**
- B. **MA-03-2026**, applicant, Zaheed Alam, requests rezoning of 0.50 +/- acres located off of Holly Springs Parkway, Holly Springs GA, tax parcel 082 of tax plat 15N15, from R-40, Single Family Residential Estate (County), to GC, General Commercial (City) - **REQUEST TO DEFER.**
- C. **CUP-01-2026**, applicant, Zaheed Alam, requests a conditional use permit for a multi-tenant establishment located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 082 of tax plat 15N15 - **REQUEST TO DEFER.**
- D. **CUP-02-2026**, applicant, Shaib Alkusaimi, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2210 Holly Springs Parkway, Holly Springs, GA, tax parcel 038 of tax plat 15N14.
- E. **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.
- F. **ORD-4-2026**, proposed text amendment to Article 14: Amendments and Zoning Procedures, 14.6 Public Notice, to amend public notice requirements.
- G. July 9, 2026 Planning and Zoning Public Hearing Meeting Minutes.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 13, 2026

AGENDA ITEM: A-02-2026, applicant, Zaheed Alam, requests annexation of 0.50 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcel 082 of tax plat 15N15 - **REQUEST TO DEFER.**

EXECUTIVE SUMMARY:

Zaheed Alam, applicant, requests annexation of 0.50 acres located on Holly Springs Parkway, tax parcel 15N15 082. The applicant has also requested rezoning of the property from R-40, Single Family Residential Estate (County) to GC, General Commercial (City), as well as, a conditional use permit for the development of a multi-tenant establishment for retail and office use.

Cherokee County

The Cherokee County Board of Commissioners discussed this case at its May 19, 2026, meeting. The BOC recommended the following stipulations be considered should the city pursue zoning action:

1. The development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24 ft. street width that wraps around the entirety of the development to ensure fire access.

A copy of the letter is attached.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map

2. Plat and Conceptual Site Plan
3. Cherokee County Response

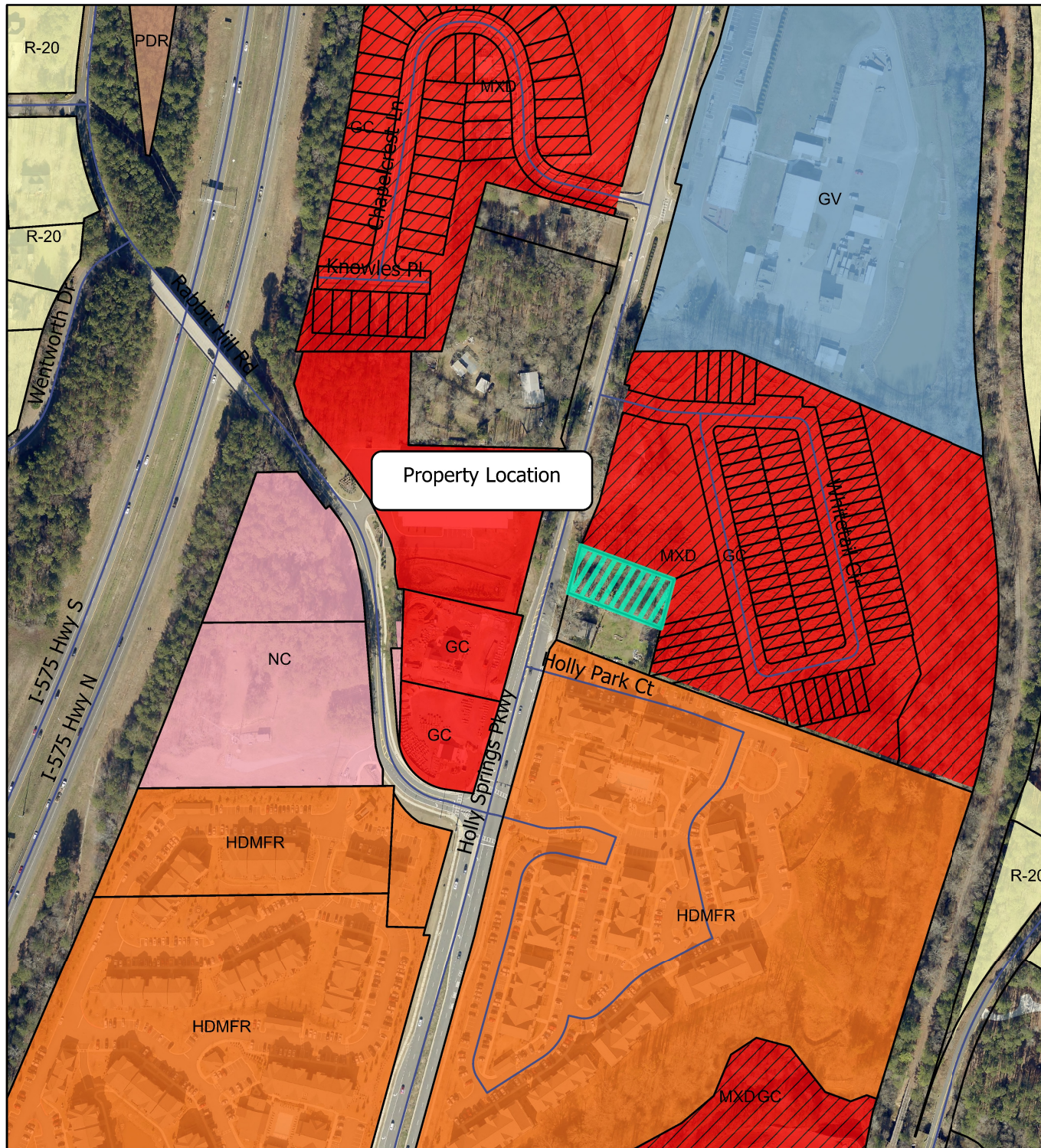
RECOMMENDATION:

The staff recommendation is approval of the request to annex the property.

CONCURRENCES:

City Manager

A-02-2026 MA-03-2026 CUP-01-2026 Location Map



Legend

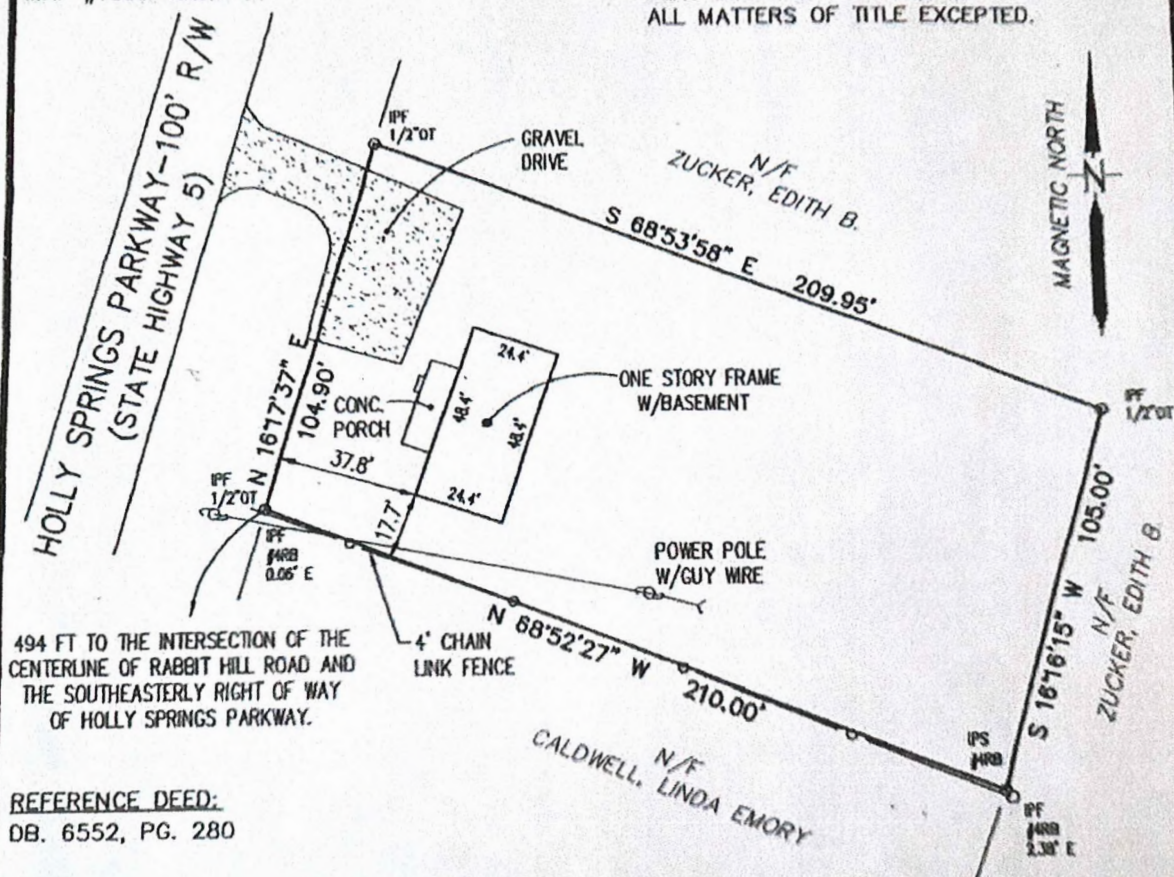
ZONING

- 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



THIS PROPERTY IS NOT LOCATED WITHIN A
FEMA 100 YEAR FLOOD ZONE ACCORDING TO
CHEROKEE COUNTY F.I.R.M. PANEL 0219 B
COMMUNITY #130424, DATED :JULY 15, 1988
MAP #13057C0219 B.

TRAVERSE CLOSURE - 1:10,000+
ANGULAR ERROR - 2 SEC'S/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:209,950
ALL MATTERS OF TITLE EXCEPTED.



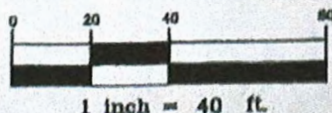
REFERENCE DEED:
DB. 6552, PG. 280

PROPERTY ADDRESS:
2208 HOLLY SPRINGS PARKWAY
CANTON, GEORGIA 30115

SURVEY FOR:

LAND DEPOT, INC.

PROPERTY IS LOCATED IN LAND LOT 520
IN THE 15TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA
SCALE: 1" = 40' DATE: JANUARY 12, 2005



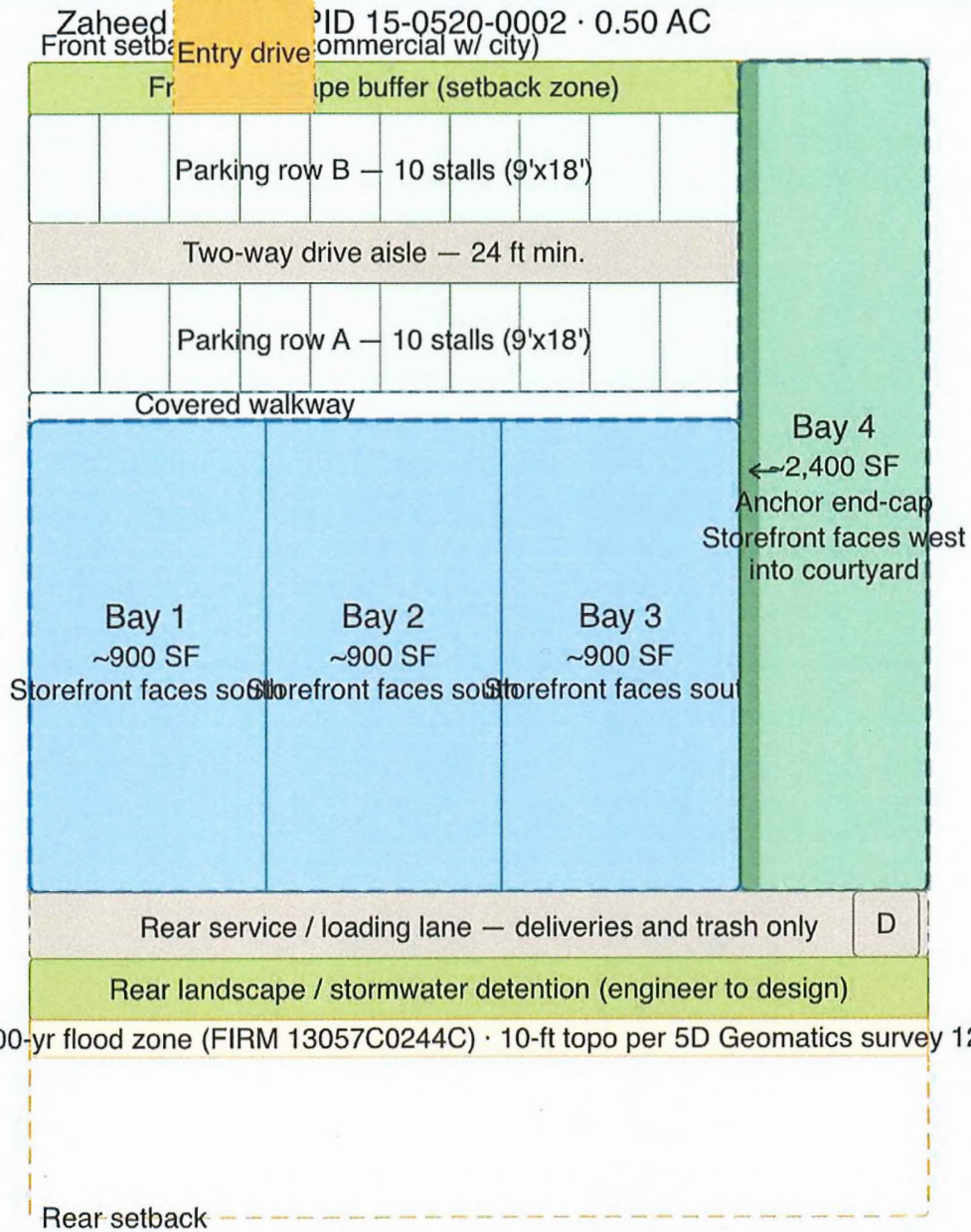
Centerline Surveying Systems, Inc.
1301 SHILON ROAD, SUITE 1210, KENNESAW, GA 30144
PHONE: (770) 424-0020 FAX: (770) 424-2300

105014-3

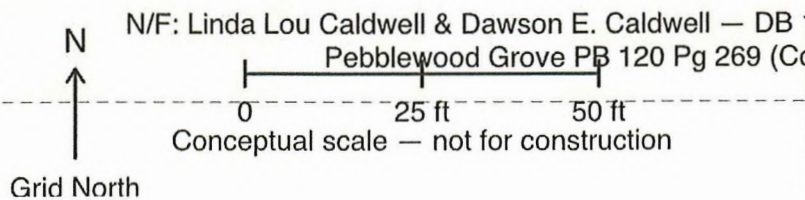
Conceptual Site Plan — 3158 Holly Springs Pkwy, Canton GA 30115
 Tax Parcel 15-0520-0002 · Land Lot 520, 15th Dist., 2nd Sec., Cherokee Co. · 0.50 AC
 Proposed: L-Shaped Strip Plaza · 4 Retail Bays · Rezoning / CUP Application
 Dist. to adj. curb cut (field measure) Dist. to adj. curb cut (field measure)

Holly Springs Parkway (Variable R/W)
 Confirm R/W width w/ Holly Springs Public Works

N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)



N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)



N/F: Linda Lou Caldwell & Dawson E. Caldwell — DB 14710 Pg 2430 — PID 15-0520-0000
 Pebblewood Grove PB 120 Pg 269 (Co

Vicinity map
 3158 Holly Springs Pkwy
 Canton, GA 30115 · Cherokee Co.
 Land Lot 520, 15th Dist., 2nd Sec.

Cherokee County



PLANNING AND ZONING

May 26, 2026

Nancy Moon
Community Development Director
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, GA 30115

RE: A-02-2026 – 2208 Holly Springs Parkway

Dear Mrs. Moon:

The annexation case A-02-2026 – 2208 Holly Springs Pkwy was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on May 19th, 2026. The applicant is requesting to annex and rezone one parcel totaling 0.5+/- acres (15N15 082) for a proposed multi-tenant retail development requiring the approval of a conditional use permit.

The Board of Commissioners voted unanimously (5-0) to request that the following recommendations be considered as conditions should the city pursue any zoning action.

1. The development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24ft street width that wraps around the entirety of the development to ensure fire access.

Please find our complete staff analysis attached, which includes planning and zoning, transportation, stormwater, and fire and emergency services comments. Feel free to contact me if you have any questions.

Sincerely,

Catherine Long
Planning Division Manager

Per O.C.G.A. § 36-3613 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested.

City	Holly Springs
Case Number A-02-2026	Applicant Zaheed Alam
Receipt of Certified Annexation Notice	04/27/2026
City Council Public Hearing	06/11/2026
Meeting date the Board of Commissioners must decide whether to object (45 days)	06/10/2026
City Council Decision	07/06/2026

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Future Development Map designation	Regional Center	
Surrounding / Contiguous City Future Development Map	Parkway Corridor	
Surrounding County Future Development Map	Regional Center	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to:

	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X

	Yes	No
2) Will delivery of services be affected by the annexation?		X

If the answer to (2) is yes, is the affect on delivery of services directly related to

a) the proposed change in zoning or land use?

b) the proposed increase in density?

c) infrastructure demands related to the proposed change in zoning or land use?

Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.

	Yes	No
3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?		
If the answer to (3) is yes, please provide the evidence		

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	Yes	No
		X
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
	Yes	No
a) a use which significantly increases the net cost of infrastructure?		X
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		X
If the answer to 4(a) or 4(b) is yes, then:	Yes	No

c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?

d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?

Comments: This annexation consists of one 0.5-acre parcel that is outside of the growth boundary. The applicant requests that the property be rezoned from R-40 (Residential) to GC (General Commercial) for the use of a multi-tenant retail development. The applicant indicates that water and sewer will be provided by the Cherokee County Water and Sewerage Authority (CCWSA).

Planning and Zoning

- The property is within the growth boundary.
- The development would require a conditional use permit.
- Contiguity was confirmed via a 10 ft strip from 2180 Holly Springs, through the Pebblewood development, in accordance with annexation A-05-2019.
- Developers should include the 10 ft connecting strip in the site plan to convey contiguity.

Fire and Emergency Services

- Show that the street width meets the 24 ft minimum and wraps around the entirety of the development for fire department access and fire truck turnaround.
- A water flow test shall be conducted to ensure that the development has adequate water supply.

Transportation

- No comment.

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 13, 2026

AGENDA ITEM: MA-03-2026, applicant, Zaheed Alam, requests rezoning of 0.50 +/- acres located off of Holly Springs Parkway, Holly Springs GA, tax parcel 082 of tax plat 15N15, from R-40, Single Family Residential Estate (County), to GC, General Commercial (City) - **REQUEST TO DEFER.**

EXECUTIVE SUMMARY:

Zaheed Alam, applicant, requests rezoning of 0.50 acres located on Holly Springs Parkway, tax parcel 15N15 082, from R-40, Single Family Residential Estate (County) to GC, General Commercial (City), as well as, a conditional use permit for the development of a multi-tenant establishment for retail and office use. This property has also been requested for annexation.

Cherokee County

The Cherokee County Board of Commissioners discussed this case at its May 19, 2026, meeting. The BOC recommended the following stipulations be considered should the city pursue zoning action:

1. The development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24 ft. street width that wraps around the entirety of the development to ensure fire access.

A copy of the letter is attached.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Plat and Conceptual Site Plan
4. Cherokee County Response

RECOMMENDATION:

The staff recommendation is approval of the request to rezone the property to GC, General Commercial with the following stipulations:

1. Lighting shall be replaced with environmentally sensitive lighting with the owner making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. The following uses shall be prohibited:
 - a. Adult Entertainment
 - b. Agricultural Implement Sales and Service
 - c. Ambulance Service
 - d. Amusement parks
 - e. Animal hospitals/clinics with outdoor kennels
 - f. Auditorium
 - g. Auto Repair
 - h. Auto Service
 - i. Big Box Commercial Retail Structures
 - j. Boat Sales Facility
 - k. Bowling Alley
 - l. Brew Pub
 - m. Cash, Check Cashing, and Pawn Establishments
 - n. CBD and Hemp Oil Retail Establishments
 - o. Cellular phone towers
 - p. Fast food restaurant with a drive-thru
 - q. Funeral Homes and Mortuaries
 - r. Go-kart, motor bike track
 - s. Laundering Establishments
 - t. Membership Club Warehouse
 - u. Parking Lot, Automobile
 - v. Tattoo Parlors and Body Piercing Establishments
 - w. Tire sales with outdoor storage
 - x. Used Vehicle Sales, Lease, or Rental
3. Future development shall comply with the regulations of the Holly Springs Zoning Ordinance, Article 19 Design Guidelines for Model Zoning Districts.

4. Entrance design, including any required accel/decel lanes, shall be approved by the City Engineer.

5. A 20' undisturbed buffer, along with a 6' opaque privacy fence, shall remain in place adjacent to tax parcel 15N15 081.

CONCURRENCES:

City Manager

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	GC/MXD	NORTH:	Pebblewood Subdivision Future Medical Office
SOUTH:	R-40 (County)	SOUTH:	SFR
EAST:	GC/MXD	EAST:	Pebblewood Subdivision
WEST:	GC	WEST:	Prime Storage

B. Zoning Proposal Review Standards; Study Required for Amendment

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

Surrounding development in the area includes single-family residential, fire training center, multi-family residential, landscaping, and a future medical office. The development of the property for a multi-tenant establishment would be appropriate with the diversity of development within the area.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The proposed use for the development of a retail/office building under a GC, General Commercial zoning category would not be a major impact to this area and would not affect the existing use or usability of adjacent or nearby property.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The property, as currently zoned, would be allowed to be utilized with uses associated with the R-40 zoning district.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?

A retail/office building should not significantly impact city facilities. All plans will be reviewed by the City Engineer regarding traffic concerns. Since this is a commercial development, the school system will not be affected.

5. Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM)?

The Future Development Map identifies this property with the character area of Parkway Corridor. This character area follows Holly Springs Parkway and also

encompasses land around interchanges of I-575. The Parkway Corridor is intended to provide primarily a commercial service function, i.e. retail sales, services, and offices, while maintaining quality development standards and sensitive transition to the Holly Springs Town Center. It also includes a high-density multi-family residential component.

Application: Existing and new commercial and high-density multi-family residential

Primary Future Land Uses: office, retail, service, high-density multi-family residential

Zoning Districts: HDMFR, PD-C, NC, GC, OI, GV

6. Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

The proposed use is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

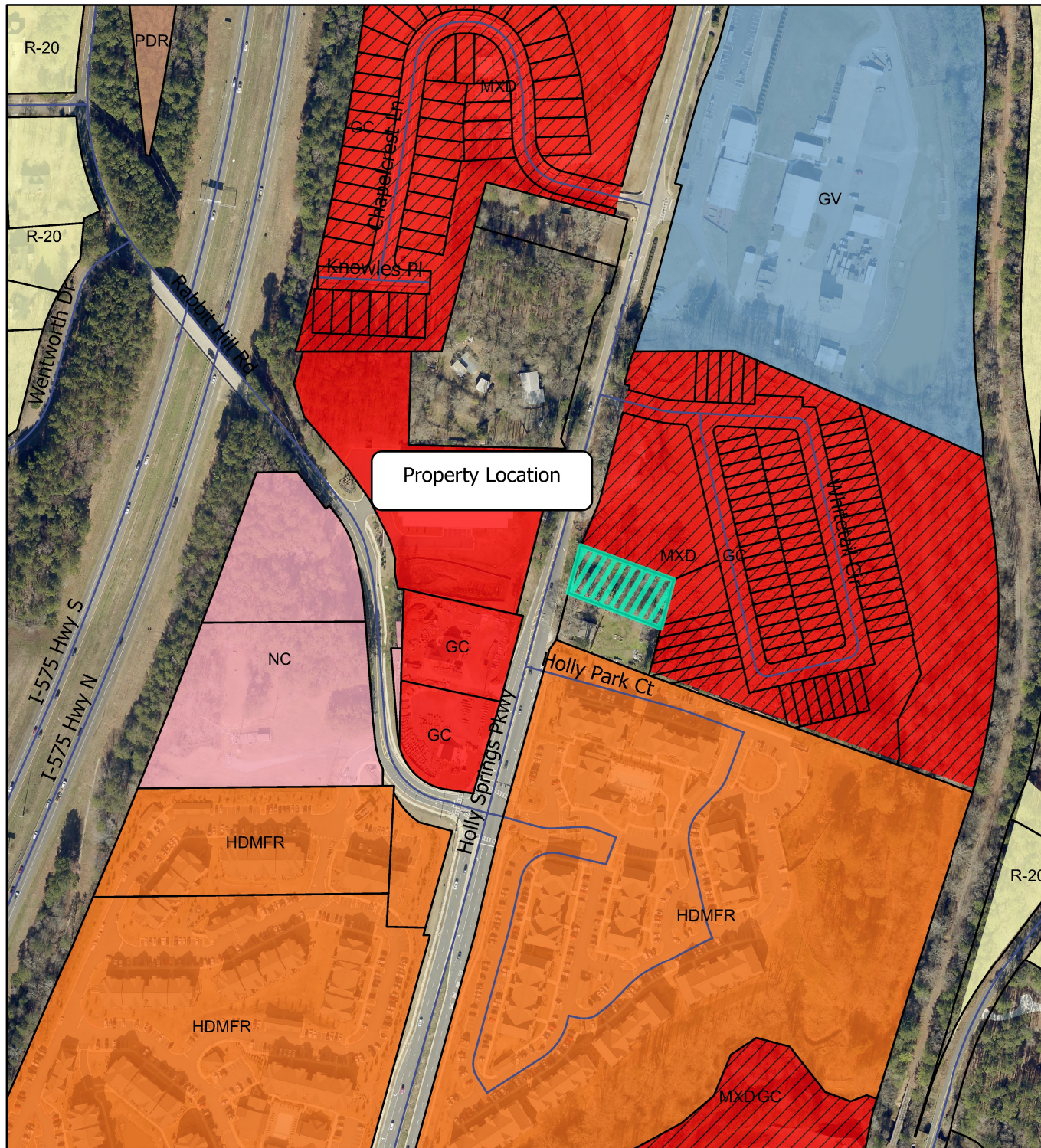
- a) **Commercial Uses.** Use the character areas and the Future Development Map (FDM) to guide commercial growth and expansion for office/institutional, general commercial, and industrial opportunities. (9.1, #1)
 - b) **Annexation.** Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (9.1, #9)
 - c) **Conditional Uses.** Continue to regulate the designated conditional uses, to protect the health, safety, welfare, natural environment, and character of the City of Holly Springs. Revise and expand conditional uses in the future as determined by Mayor and Council. (9.1, #13)
 - d) **Land Use Decisions.** Use the Future Development Map (FDM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals. (9.1, #22)
 - e) **Small Businesses.** Promote the development of small businesses in the City. (9.3, #9)
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

All future development of the property will be held to the environmental development standards for all local, state, and federal requirements.

8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

As the area grows residentially there exists a need for more service-related businesses. The addition of a multi-tenant retail/office building at this location will provide the area residents with these additional needed services.

A-02-2026 MA-03-2026 CUP-01-2026 Location Map



Legend

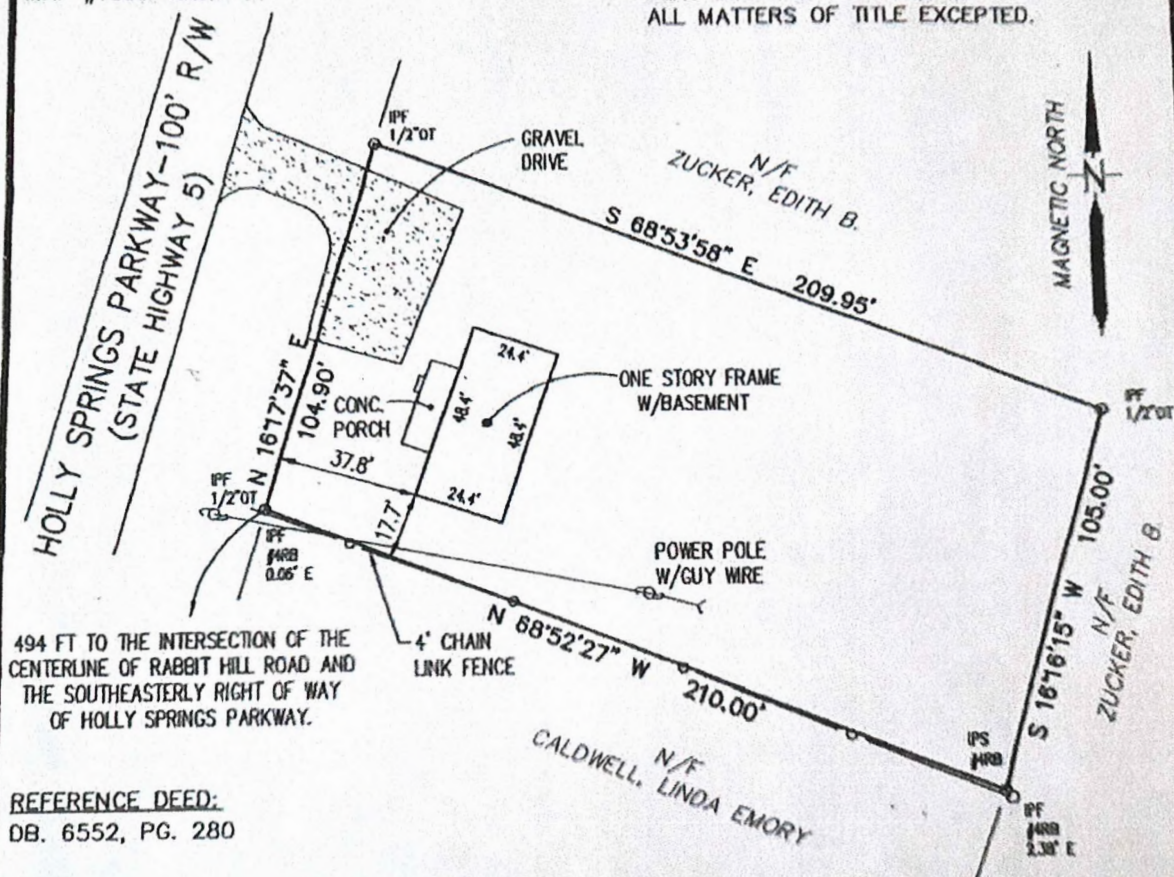
ZONING

- 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



THIS PROPERTY IS NOT LOCATED WITHIN A
FEMA 100 YEAR FLOOD ZONE ACCORDING TO
CHEROKEE COUNTY F.I.R.M. PANEL 0219 B
COMMUNITY #130424, DATED :JULY 15, 1988
MAP #13057C0219 B.

TRAVERSE CLOSURE - 1:10,000+
ANGULAR ERROR - 2 SEC'S/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:209,950
ALL MATTERS OF TITLE EXCEPTED.



Centerline Surveying Systems, Inc.

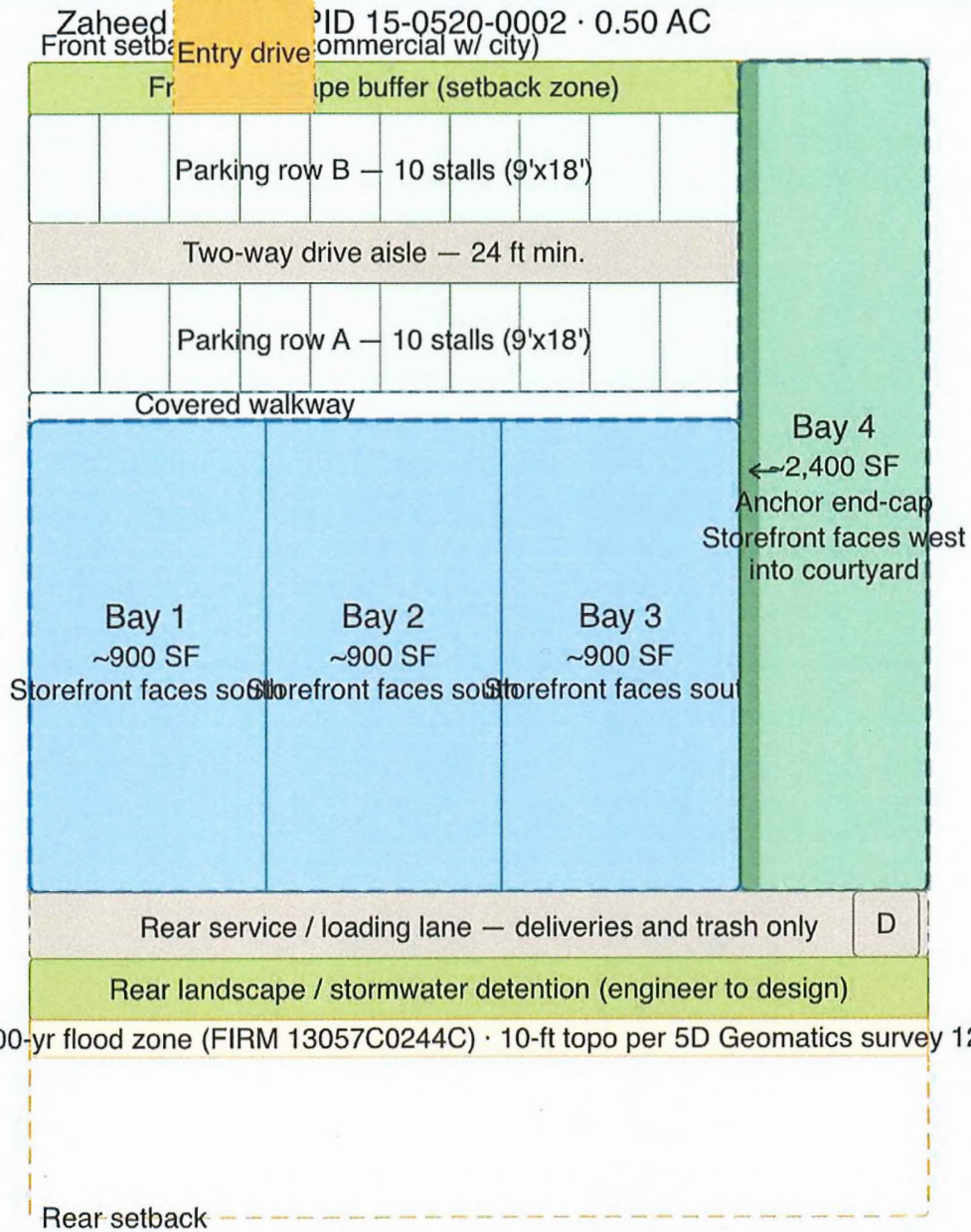
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144
PHONE: (770) 424-0020 FAX: (770) 424-2300

105014-3

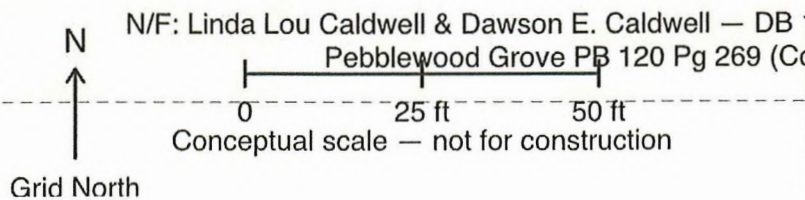
Conceptual Site Plan — 3158 Holly Springs Pkwy, Canton GA 30115
 Tax Parcel 15-0520-0002 · Land Lot 520, 15th Dist., 2nd Sec., Cherokee Co. · 0.50 AC
 Proposed: L-Shaped Strip Plaza · 4 Retail Bays · Rezoning / CUP Application
 Dist. to adj. curb cut (field measure) Dist. to adj. curb cut (field measure)

Holly Springs Parkway (Variable R/W)
 Confirm R/W width w/ Holly Springs Public Works

N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)



N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)



Vicinity map
 3158 Holly Springs Pkwy
 Canton, GA 30115 · Cherokee Co.
 Land Lot 520, 15th Dist., 2nd Sec.

Cherokee County



PLANNING AND ZONING

May 26, 2026

Nancy Moon
Community Development Director
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, GA 30115

RE: A-02-2026 – 2208 Holly Springs Parkway

Dear Mrs. Moon:

The annexation case A-02-2026 – 2208 Holly Springs Pkwy was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on May 19th, 2026. The applicant is requesting to annex and rezone one parcel totaling 0.5+/- acres (15N15 082) for a proposed multi-tenant retail development requiring the approval of a conditional use permit.

The Board of Commissioners voted unanimously (5-0) to request that the following recommendations be considered as conditions should the city pursue any zoning action.

1. The development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24ft street width that wraps around the entirety of the development to ensure fire access.

Please find our complete staff analysis attached, which includes planning and zoning, transportation, stormwater, and fire and emergency services comments. Feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Catherine Long".

Catherine Long
Planning Division Manager

Per O.C.G.A. § 36-3613 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested.

City	Holly Springs
Case Number A-02-2026	Applicant Zaheed Alam
Receipt of Certified Annexation Notice	04/27/2026
City Council Public Hearing	06/11/2026
Meeting date the Board of Commissioners must decide whether to object (45 days)	06/10/2026
City Council Decision	07/06/2026

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Future Development Map designation	Regional Center	
Surrounding / Contiguous City Future Development Map	Parkway Corridor	
Surrounding County Future Development Map	Regional Center	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to:

	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X

	Yes	No
2) Will delivery of services be affected by the annexation?		X

If the answer to (2) is yes, is the affect on delivery of services directly related to a) the proposed change in zoning or land use? b) the proposed increase in density? c) infrastructure demands related to the proposed change in zoning or land use? Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.	
--	--

	Yes	No
3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?		
If the answer to (3) is yes, please provide the evidence		

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	Yes	No
		X
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
	Yes	No
a) a use which significantly increases the net cost of infrastructure?		X
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		X
If the answer to 4(a) or 4(b) is yes, then:	Yes	No

c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?

d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?

Comments: This annexation consists of one 0.5-acre parcel that is outside of the growth boundary. The applicant requests that the property be rezoned from R-40 (Residential) to GC (General Commercial) for the use of a multi-tenant retail development. The applicant indicates that water and sewer will be provided by the Cherokee County Water and Sewerage Authority (CCWSA).

Planning and Zoning

- The property is within the growth boundary.
- The development would require a conditional use permit.
- Contiguity was confirmed via a 10 ft strip from 2180 Holly Springs, through the Pebblewood development, in accordance with annexation A-05-2019.
- Developers should include the 10 ft connecting strip in the site plan to convey contiguity.

Fire and Emergency Services

- Show that the street width meets the 24 ft minimum and wraps around the entirety of the development for fire department access and fire truck turnaround.
- A water flow test shall be conducted to ensure that the development has adequate water supply.

Transportation

- No comment.

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 13, 2026

AGENDA ITEM: CUP-01-2026, applicant, Zaheed Alam, requests a conditional use permit for a multi-tenant establishment located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 082 of tax plat 15N15 - **REQUEST TO DEFER.**

EXECUTIVE SUMMARY:

Zaheed Alam, applicant, requests a conditional use permit for a multi-tenant establishment for a 0.50-acre tract, located on Holly Springs Parkway, tax parcel 15N15 082. The applicant has also requested annexation and rezoning of the property from R-40, Single Family Residential Estate (County) to GC, General Commercial (City). The proposed use will be for the purposes of a retail and office building.

Cherokee County

The Cherokee County Board of Commissioners discussed this case at its May 19, 2026, meeting. The BOC recommended the following stipulations be considered should the city pursue zoning action:

1. The development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24 ft. street width that wraps around the entirety of the development to ensure fire access.

A copy of the letter is attached.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Plat and Site Plan
4. Cherokee County Response

RECOMMENDATION:

The staff recommendation is approval of the request for a conditional use permit for a multi-tenant establishment with the following stipulations:

1. Lighting shall be replaced with environmentally sensitive lighting with the owner making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. Future development shall comply with the regulations of the Holly Springs Zoning Ordinance, Article 19 Design Guidelines for Model Zoning Districts.
3. Entrance design, including any required accel/decel lanes, shall be approved by the City Engineer.
4. A 20' undisturbed buffer, along with a 6' opaque privacy fence, shall remain in place adjacent to tax parcel 15N15 081.

CONCURRENCES:

City Manager

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	GC/MXD	NORTH:	Pebblewood Subdivision Future Medical Office
SOUTH:	R-40 (County)	SOUTH:	SFR
EAST:	GC/MXD	EAST:	Pebblewood Subdivision
WEST:	GC	WEST:	Prime Storage

B. Zoning Proposal Review Standards; Study Required for Amendment

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

Surrounding development in the area includes single-family residential, fire training center, multi-family residential, landscaping, and a future medical office. The development of the property for a multi-tenant establishment would be appropriate with the diversity of development within the area.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The proposed use for the development of a retail/office building under a GC, General Commercial zoning category would not be a major impact to this area and would not affect the existing use or usability of adjacent or nearby property.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The property, as currently zoned, would be allowed to be utilized with uses associated with the R-40 zoning district.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?

A retail/office building should not significantly impact city facilities. All plans will be reviewed by the City Engineer regarding traffic concerns. Since this is a commercial development, the school system will not be affected.

5. Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM)?

The Future Development Map identifies this property with the character area of Parkway Corridor. This character area follows Holly Springs Parkway and also

encompasses land around interchanges of I-575. The Parkway Corridor is intended to provide primarily a commercial service function, i.e. retail sales, services, and offices, while maintaining quality development standards and sensitive transition to the Holly Springs Town Center. It also includes a high-density multi-family residential component.

Application: Existing and new commercial and high-density multi-family residential

Primary Future Land Uses: office, retail, service, high-density multi-family residential

Zoning Districts: HDMFR, PD-C, NC, GC, OI, GV

6. Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

The proposed use is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

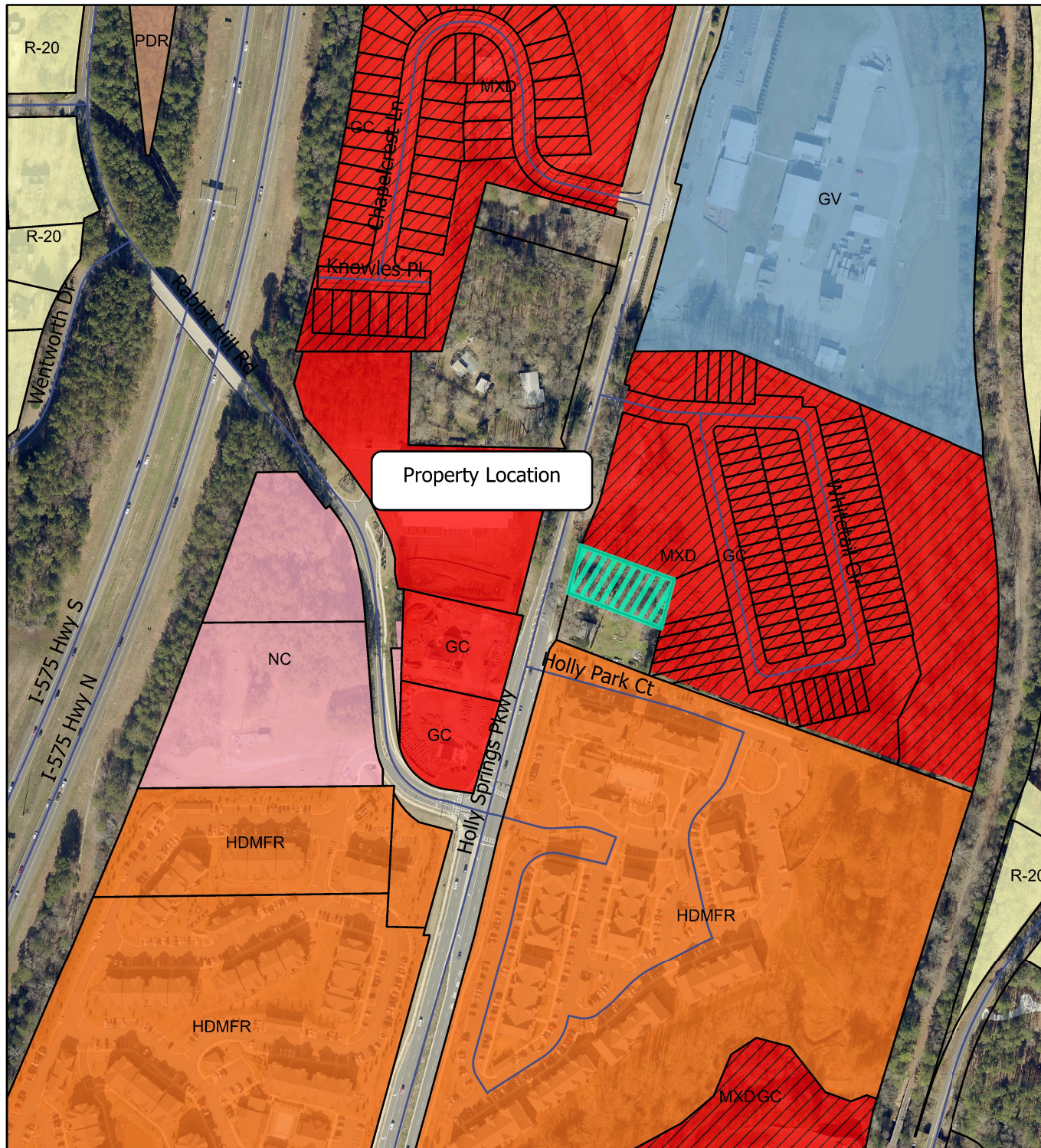
- a) **Commercial Uses.** Use the character areas and the Future Development Map (FDM) to guide commercial growth and expansion for office/institutional, general commercial, and industrial opportunities. (9.1, #1)
 - b) **Annexation.** Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (9.1, #9)
 - c) **Conditional Uses.** Continue to regulate the designated conditional uses, to protect the health, safety, welfare, natural environment, and character of the City of Holly Springs. Revise and expand conditional uses in the future as determined by Mayor and Council. (9.1, #13)
 - d) **Land Use Decisions.** Use the Future Development Map (FDM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals. (9.1, #22)
 - e) **Small Businesses.** Promote the development of small businesses in the City. (9.3, #9)
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

All future development of the property will be held to the environmental development standards for all local, state, and federal requirements.

8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

As the area grows residentially there exists a need for more service-related businesses. The addition of a multi-tenant retail/office building at this location will provide the area residents with these additional needed services.

A-02-2026 MA-03-2026 CUP-01-2026 Location Map



Legend

ZONING

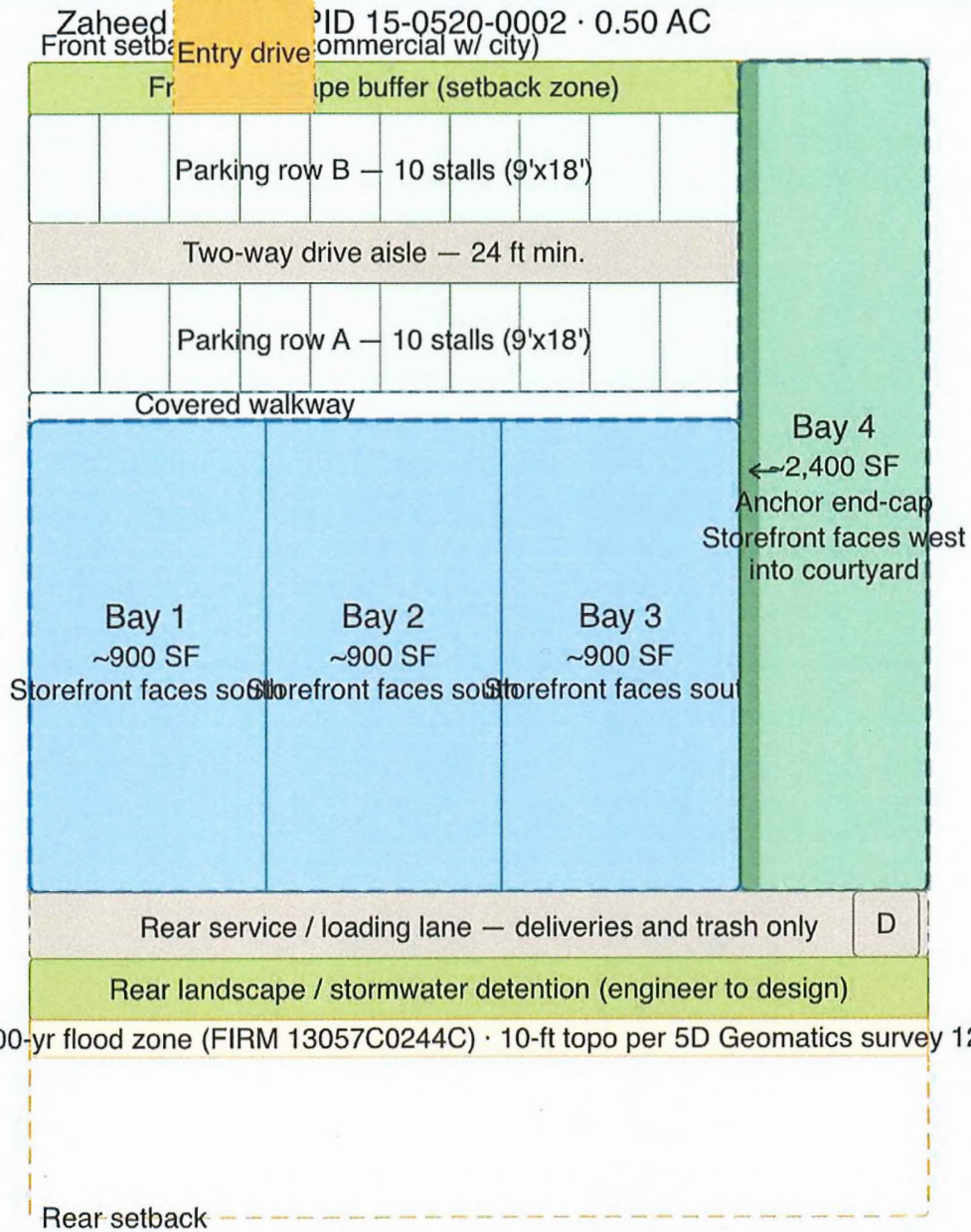
- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
- PUD- Planned Unit Development
- TND- Traditional Neighborhood Development
- PDR- Planned Development Residential
- 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



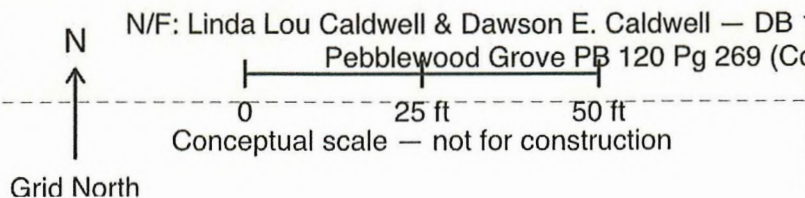
Conceptual Site Plan — 3158 Holly Springs Pkwy, Canton GA 30115
 Tax Parcel 15-0520-0002 · Land Lot 520, 15th Dist., 2nd Sec., Cherokee Co. · 0.50 AC
 Proposed: L-Shaped Strip Plaza · 4 Retail Bays · Rezoning / CUP Application
 Dist. to adj. curb cut (field measure) Dist. to adj. curb cut (field measure)

Holly Springs Parkway (Variable R/W)
 Confirm R/W width w/ Holly Springs Public Works

N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)



N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)



Vicinity map
 3158 Holly Springs Pkwy
 Canton, GA 30115 · Cherokee Co.
 Land Lot 520, 15th Dist., 2nd Sec.

Cherokee County



PLANNING AND ZONING

May 26, 2026

Nancy Moon
Community Development Director
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, GA 30115

RE: A-02-2026 – 2208 Holly Springs Parkway

Dear Mrs. Moon:

The annexation case A-02-2026 – 2208 Holly Springs Pkwy was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on May 19th, 2026. The applicant is requesting to annex and rezone one parcel totaling 0.5+/- acres (15N15 082) for a proposed multi-tenant retail development requiring the approval of a conditional use permit.

The Board of Commissioners voted unanimously (5-0) to request that the following recommendations be considered as conditions should the city pursue any zoning action.

1. The development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24ft street width that wraps around the entirety of the development to ensure fire access.

Please find our complete staff analysis attached, which includes planning and zoning, transportation, stormwater, and fire and emergency services comments. Feel free to contact me if you have any questions.

Sincerely,

Catherine Long
Planning Division Manager

Per O.C.G.A. § 36-3613 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested.

City	Holly Springs
Case Number A-02-2026	Applicant Zaheed Alam
Receipt of Certified Annexation Notice	04/27/2026
City Council Public Hearing	06/11/2026
Meeting date the Board of Commissioners must decide whether to object (45 days)	06/10/2026
City Council Decision	07/06/2026

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Future Development Map designation	Regional Center	
Surrounding / Contiguous City Future Development Map	Parkway Corridor	
Surrounding County Future Development Map	Regional Center	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to:

	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X

	Yes	No
2) Will delivery of services be affected by the annexation?		X

If the answer to (2) is yes, is the affect on delivery of services directly related to a) the proposed change in zoning or land use? b) the proposed increase in density? c) infrastructure demands related to the proposed change in zoning or land use? Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.	
--	--

	Yes	No
3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?		
If the answer to (3) is yes, please provide the evidence		

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	Yes	No
		X
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
	Yes	No
a) a use which significantly increases the net cost of infrastructure?		X
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		X
If the answer to 4(a) or 4(b) is yes, then:	Yes	No

c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?

d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?

Comments: This annexation consists of one 0.5-acre parcel that is outside of the growth boundary. The applicant requests that the property be rezoned from R-40 (Residential) to GC (General Commercial) for the use of a multi-tenant retail development. The applicant indicates that water and sewer will be provided by the Cherokee County Water and Sewerage Authority (CCWSA).

Planning and Zoning

- The property is within the growth boundary.
- The development would require a conditional use permit.
- Contiguity was confirmed via a 10 ft strip from 2180 Holly Springs, through the Pebblewood development, in accordance with annexation A-05-2019.
- Developers should include the 10 ft connecting strip in the site plan to convey contiguity.

Fire and Emergency Services

- Show that the street width meets the 24 ft minimum and wraps around the entirety of the development for fire department access and fire truck turnaround.
- A water flow test shall be conducted to ensure that the development has adequate water supply.

Transportation

- No comment.

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

ITEM REPORT

AGENDA ITEM NUMBER: IV.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 13, 2026

AGENDA ITEM: CUP-02-2026, applicant, Shaib Alkusaimi, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2210 Holly Springs Parkway, Holly Springs, GA, tax parcel 038 of tax plat 15N14.

EXECUTIVE SUMMARY:

Applicant, Shaib Alkusaimi, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2210 Holly Springs Parkway, Holly Springs, GA, tax parcel 038 of tax plat 15N14. This established business is located within the Walmart shopping center, Canton Tobacco and Vape. With the changes in state law and the amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This CUP application requests to add the sale of Hemp, THC, and CBD to the existing business license which is currently only grandfathered for tobacco and tobacco products.

The criteria regarding these types of establishments is shown in the following table:

				Required Distance			
	Business Name	Type	Requested Use	Religious Institution (>1,000 ft.)	Day Care Center (>1,000 ft.)	School (>1,000 ft.)	CBD, Hemp, THC, and/or Tobacco Specialty Store (>5,000 ft.)

				Actual Distance			
CUP-02-2026	Canton Tobacco and Vape	Primary	CBD, Hemp, and THC	3,069	6,182	3,061	2,002

Since this is an existing store requesting to add hemp or THC to the existing licensing, there are a number of options with regard to the approval or denial of this CUP request:

- 1) Full CUP approval for all CBD, Hemp, THC and Tobacco products;
- 2) CUP approval for just the Tobacco///Denial of the sale of Hemp and THC.
- 3) Denial of the CUP request for CBD, Hemp and THC but grandfather the sale of Tobacco and CBD with the grandfathered use staying nonconforming.

In addition, the CUP approval, if approved in any form, could be restricted to just the current owner of the business. In general, a Conditional Use Permit approval runs with the land.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Attachment B
2. Location Map

RECOMMENDATION:

The staff recommendation is to deny the CUP request but grandfather the sale of tobacco and tobacco products.

CONCURRENCES:

City Manager

ATTACHMENT B

For Conditional Use Permit Requests, please answer the following questions.

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5.

The proposed business will comply with all applicable requirements of Section 5.4, Article 5, and all local, state, and federal regulations governing the retail sale of hemp-derived products.

2. State the proposed business name, brand, flag, and/or franchise.

Canton Tobacco & Vape Inc is independently owned and not part of a franchise.

3. Explain in detail what services the proposed conditional use business will provide.

The business will operate as a retail store offering compliant hemp-derived products, including CBD and other legally permitted items under Georgia law. All products will meet regulatory standards, with age restrictions enforced.

4. Has a business plan or model been completed for this proposed conditional use business?

Yes, a business plan and operational model have been completed to ensure compliance and efficient operations.

5. Why was this specific location chosen for this proposed establishment?

This location was selected due to its placement along the Holly Springs Parkway commercial corridor, offering strong visibility, accessibility, and compatibility with surrounding retail uses.

6. What is the projected date that the proposed conditional use business will open?

within two weeks after approval and permitting

7. How many employees are expected to work at the proposed conditional use business?

One

8. What are the expected hours of operation for the proposed conditional use business?

08:00AM TO 10:00PM Every day

9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials?

The business will comply with all applicable State of Georgia requirements for the retail sale of hemp-derived products. The proprietors currently hold a valid Georgia tobacco license and will maintain all required licenses and permits for lawful operation.

10. Does the proposed conditional use business conform with the nearby uses already in existence?

Yes, the proposed business is consistent with surrounding retail and commercial uses along Holly Springs Parkway and conforms with the existing character of the area.

11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available?

While a formal feasibility study has not been conducted, there is strong and growing consumer demand for compliant hemp-derived products, supporting the viability of this retail use.

12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties?

No, the proposed business will not create a nuisance or disturbance. It will operate as a standard indoor retail establishment with no noise, odors, or disruptive activities.

13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence?

While there may be other retail establishments in the area, the proposed business offers a specialized product line focused on compliant hemp-derived products, providing a distinct retail option.

14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area?

Yes, the proposed use complements the intended commercial character of the zoning district and is consistent with other retail and service-oriented businesses in the area.

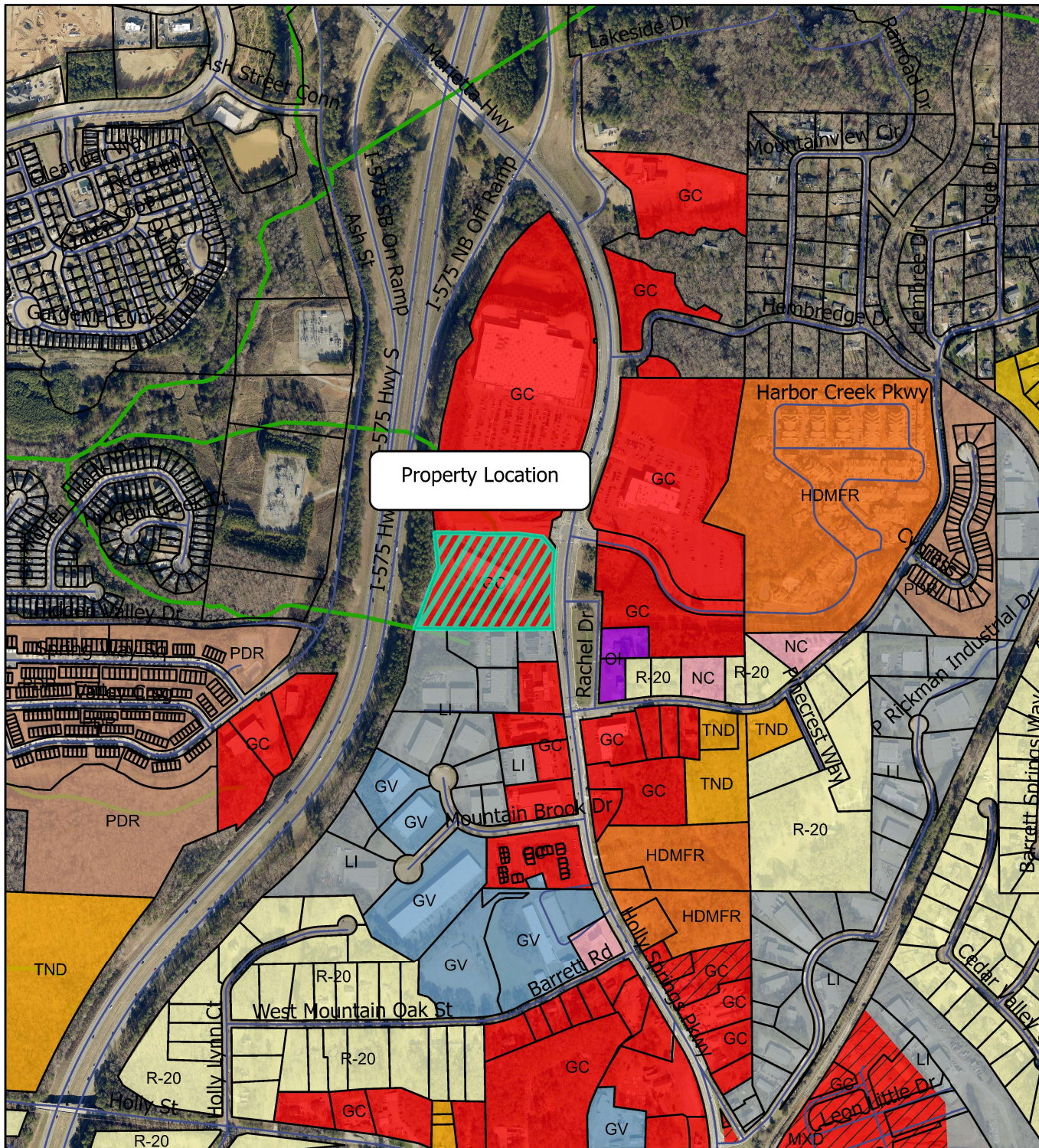
15. Will the business have adequate facilities and parking to accommodate the proposed use? Yes, the property provides adequate facilities, access, and parking to accommodate the proposed retail use.
16. If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile? The location is accessible to nearby residents; however, it is primarily a vehicle-oriented commercial corridor. Customers may access the business by both vehicle and, where feasible, pedestrian access.

CUP-02-2026 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.E.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 13, 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. **The square footage of the suite that is proposed to be occupied by this business is 1,750 square feet.***
- c. Free standing buildings containing Tattoo Parlors and Body Piercing Establishments, shall be situated on a parcel of no less than 0.75 acre. **N/A***
- 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. **N/A***

- e. *The applicant shall provide evidence of all requisite professional and other licenses required under state and local laws. **Applicant licensing is included in the packet.***

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Survey
3. Conditional Use Permit Application and Attachment B
4. Department of Public Health Certificates

RECOMMENDATION:

The staff recommendation is denial of the conditional use permit request.

CONCURRENCES:

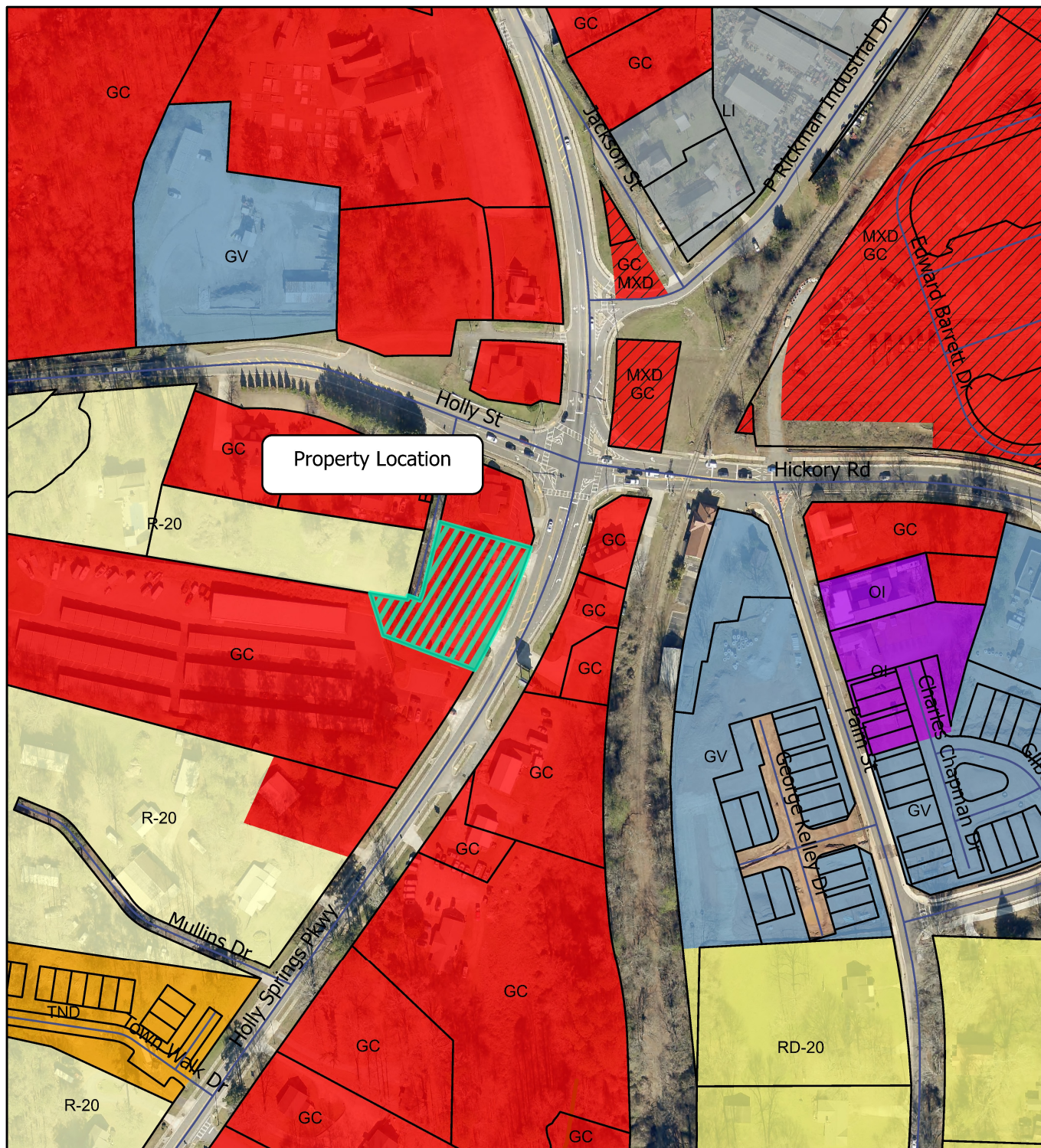
City Manager

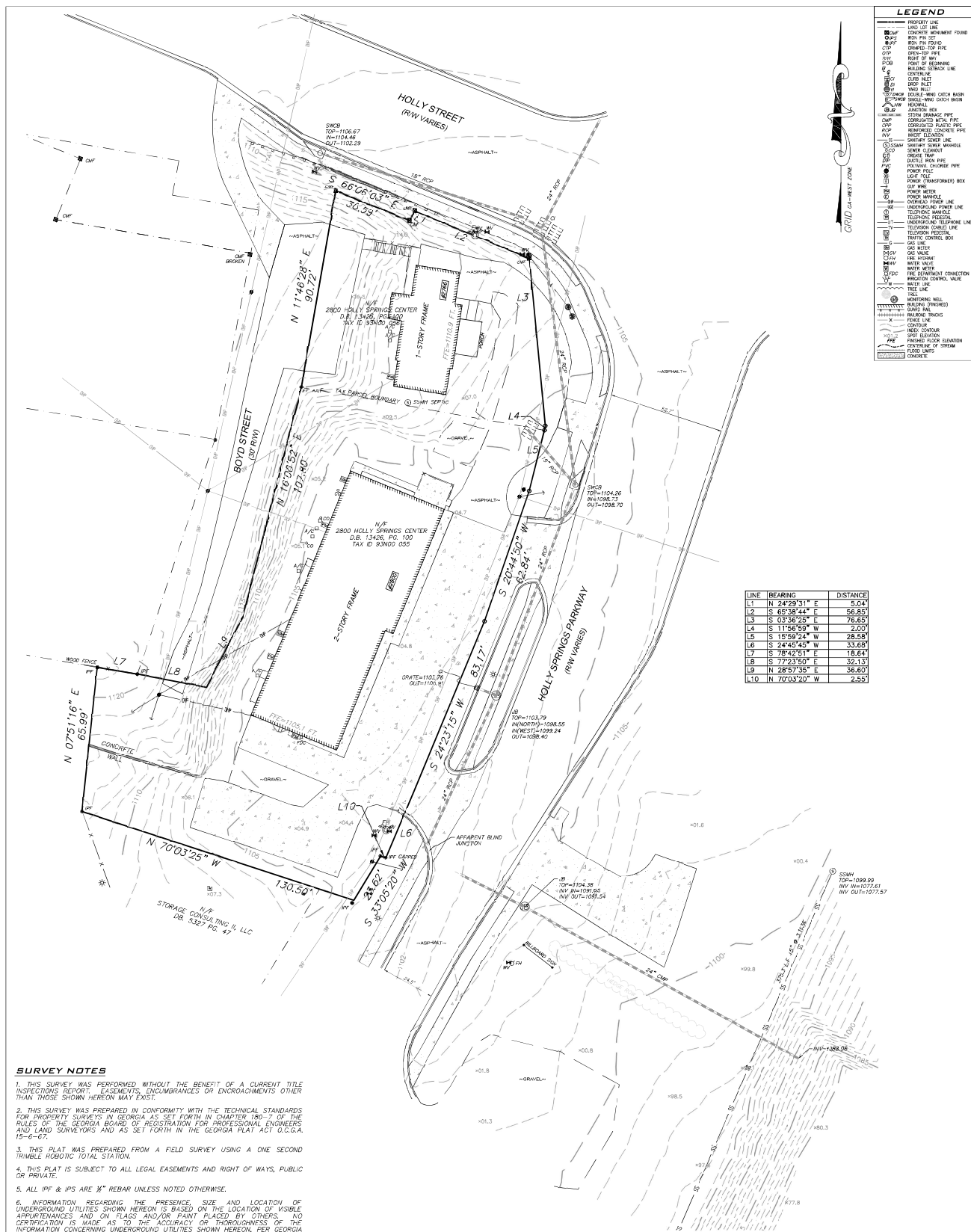
CUP-03-2026 Location Map

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





LINE	BEARING	DISTANCE
L1	N 24°29'31" E	5.04
L2	S 65°58'44" E	56.85
L3	S 03°38'55" E	78.69
L4	S 11°56'59" W	2.00
L5	S 15°59'24" W	28.58
L6	S 24°40'45" W	33.68
L7	S 78°42'51" E	18.64
L8	S 77°23'50" E	32.13
L9	N 28°57'55" E	36.60
L10	N 70°03'20" W	2.50

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTIONS REPORT. EASEMENTS, ENCUMBRANCES OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON PLANS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
7. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.
8. THE SURVEYOR'S CERTIFICATION HEREON EXTENDS ONLY TO THE TOPOGRAPHIC AND AS-BUILT CONDITIONS SHOWN. BOUNDARY INFORMATION PER SURVEY REFERENCE #1 IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

SURVEY DATA

1. FIELD SURVEY COMPLETED ON 07-01-2024
2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
4. THE TOPOGRAPHY SHOWN HEREON WAS PRODUCED FROM A GROUND SURVEY. CONTOUR INTERVAL: 1 FT. VERTICAL DATUM: NAVD83 VIA RTN GPS OBSERVATIONS.
5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13057C0242E, EFFECTIVE DATE OF 06/07/2018.

SURVEY REFERENCES

1. SURVEY FOR CORDARD, DATED NOVEMBER 21, 2012, PREPARED BY LANDPRO SURVEYING & MAPPING, INC.

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H. RADER GEORGIA RLS# 3033

REVISION	DATE	PURPOSE

LandPro
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TEL: 404-386-2170
AUTHORIZATION NO. LSP000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
COPYRIGHT 2024

TOPOGRAPHIC SURVEY FOR:			
CREVISTON			
CURRENT OWNER: 2800 HOLLY SPRINGS CENTER			
LAND LOT 344 DISTRICT 15, SECTION 2 CITY OF HOLLY SPRINGS CHEROKEE COUNTY, GA			
SCALE: 1" = 20'	DATE: 07/10/24	PROJECT NO: 20240710	SHEET 1 OF 1

CONDITIONAL USE PERMIT APPLICATION (May or may not include Concurrent Rezoning)

Property Information			
PRESENT ZONING DISTRICT(S) GC		REQUESTED ZONING DISTRICT GC	COUNTY ANNEXATION/ COUNTY ZONING DISTRICT NA
REQUESTED CONDITIONAL USE(S) Conditional Use for a Tattoo Shop Business	MAP NUMBER 93N00	PARCEL NUMBER(S) 055-R	MAP AND PARCEL NUMBERS CAN BE FOUND ON YOUR PROPERTY TAX STATEMENT
LAND LOT(S) 344	DISTRICT(S) 15		SECTION(S) 2
ACREAGE 1	SEWAGE DISPOSAL TYPE Septic Tank		UTILITIES AVAILABLE water power gas
DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: Tattoo Shop at the property of 2800 Holly Springs PKWY.			

Application Information
(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? There are no restrictions known that prohibit a tattoo shop from moving in.
(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? There are no known reasons for a tattoo shop to affect nearby or adjacent properties and businesses.
(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? A Tattoo Shop has no know affect and/or need to change zoning or affect the current zoning.
(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? There are no known reasons why a Tattoo Shop will be considered excessive or burdensome to any of the above listed concerns.
(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? A Tattoo Shop has no affect of any know policies or FLUM plans.
(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents? Hell Yeah Tattoo is concurrent with all know plans and agendas publicly posted by the City of Holly Springs.
(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity? Hell Yeah Tattoo has no known reason to impact any of the above listed.
(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? There are no known reasons that Hell Yeah Tattoo will affect the future development of the standing property or nearby and adjacent properties or businesses.

Complete the following section, if applicable.			
Residential			
Minimum house size: sq. ft	Exterior façade:	Maximum number of units:	Anticipated start date:
Anticipated completion date:			
Commercial			
Number of buildings:	Maximum square footage: sq. ft.	Number of stories:	Total number of employees:
Exterior facade:	Anticipated start date:		Anticipated completion date:

ATTACHMENT A

DISCLOSURE	
Must be completed by applicant, all owners, and any other person wishing to speak at the public hearing, i.e., engineer, surveyor, etc...	
A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council? ☐ Yes ☒ No	
B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property? ☐ Yes ☒ No	
C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)? ☐ Yes ☒ No	
D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating \$250.00 or more? ☐ Yes ☒ No	
If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:	
Public Official's Name:	Official Position: Dollar Amount of Contribution: Description of Contribution: Date of Contribution:
If you have made more than one campaign contribution, please add an additional Info which lists the above details of each campaign contribution.	
Date	Name Printed Signature  Signed by Del Creviston 06/19/2026, 11:45:43 AM EDT

ATTACHMENT B

For Conditional Use Permit Requests, please answer the following questions.

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5.

Yes, our business, Hell Yeah Tattoo, as well as 2800 Holly Springs PKWY meet all requirements set forth by the City Hall of Holly Springs.

2. State the proposed business name, brand, flag, and/or franchise.

Hell Yeah Tattoo

3. Explain in detail what services the proposed conditional use business will provide.

Hell Yeah offers permanent body art tattoos.

4. Has a business plan or model been completed for this proposed conditional use business?

Hell Yeah Tattoo is already an established tattoo shop of 4 years in Woodstock, GA.

5. Why was this specific location chosen for this proposed establishment?

Tattoo, Hair, Nails, and other beauty businesses follow many similar DPH/OSHA regulations. Not only that, we all follow similar building and marketing requirements for growth of our business. Considering the location applied for is currently an established hair and nail salon, it met all the requirements (set by myself) for the long term growth in my business. Including location, available space for growth, proximity to high traffic downtown areas.

6. What is the projected date that the proposed conditional use business will open?

Sept 1, 2026

7. How many employees are expected to work at the proposed conditional use business?

4 currently active employees, potentially a tattoo of 6 with future growth.

8. What are the expected hours of operation for the proposed conditional use business?

-Tuesday - Saturday, 12:30 PM - 7:00 PM are our open hours. (However artists are welcome to come in early, stay late, or come in on off days to accommodate client's schedules.)

9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials?

Artist License, BBP/First-Aid, Cross Contamination certs, and Business License. We possess all required license.

10. Does the proposed conditional use business conform with the nearby uses already in existence?

Yes, Hell Yeah Tattoo conforms with all known uses in existence.

11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available?

There are no known official studies published. However, after personal research has been conducted through local platforms, ex. Facebook's Cherokee Connect Page, a daily search is posted looking for "local artists and tattoo shops". We also have found a trend of local small businesses, and artistic natured businesses are established within the city of Holly Springs and leading all the way into Downtown Woodstock.

12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties?

We are a professional establishment. I have worked every hard, over the past 18 years, to combat the stereotypes of tattoo shops. We are not a "gang bangers and bikers" establishment. To answer the question; No, nothing of my business will cause any disturbance to neighboring tenants or surrounding local businesses or properties.

13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence?

No, we are quite excited to be Holly Springs first Tattoo Shop.

14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area?

Yes, I believe bringing in a Tattoo Shop to the area will compliment many of the surrounding businesses.

15. Will the business have adequate facilities and parking to accommodate the proposed use?

Yes, 2800 Holly Springs PKWY provides ample space for parking to accommodate our staff, clientele, as well as leaving adequate spacing for the neighboring tenants.

16. If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile?

Not applicable



Body Artist Certification

2082

(Certificate Number)

06/30/2027

(Expiration Date)

This certification is hereby granted to

Nicholas LaPinta

(Artist Name)

Tattooing

(Type of Body Art Procedures)

to practice _____ in conjunction with a permitted Body Art Studio.

This certification signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.G.G.A. 31-40-1 et seq. and is valid until the permit is revoked, suspended, or expires.

GALEN C. BAXTER, REHS
STATE DIRECTOR, ENVIRONMENTAL HEALTH SECTION

KATHLEEN E. TOOMEY, M.D., M.P.H.
COMMISSIONER & STATE HEALTH OFFICER

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE DEPARTMENT



Body Art Studio Permit

May 09, 2024
(Date Issued)

BAP-028-000070
(Permit Number)

A PERMIT IS HEREBY GRANTED TO

Nick LaPinta
(Permit Holder)

Hell Yeah Tattoo
(Name of Body Art Facility)

Tattooing
(Type of Body Art Procedures)

Located at: 6478 PUTNAM FORD DR STE 204 WOODSTOCK, GA 30189
(Street, Highway, or RFD) (City or Town) (Zip Code)

Cherokee
(County)

This permit signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.G.G.A. 31-40-1 et seq. and is valid until the permit is suspended or revoked.

Issuing Official for County Board of Health

KATHLEEN E. TOOMEY, M.D., M.P.H.
COMMISSIONER & STATE HEALTH OFFICER

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY



Body Art Establishment Inspection Report

Establishment Name: Hell Yeah Tattoo

Address: 6478 Putnam Ford DR STE 204

City: WOODSTOCK

Owner/Operator: Nick LaPinta

Inspection Date: 05/13/2026

Time In: 3:00 PM

Time Out: 4:30 PM

Facility Permit #: BAP-028-000070

Select Specialties:

- ☒ Tattooing
☐ Piercing
☐ Microblading

Purpose of Inspection:

- ☐ Construction
☐ Permit
☒ Routine
☐ Follow-up
☐ Temporary

Number of Artist Working During Inspection: 2

Last Score: 93 Grade: A Date: 09/26/2025

CURRENT SCORE

95

CURRENT GRADE

A

SCORING AND GRADING A=90-100 B=80-89 C=70-79 U<70

Critical Items and Public Health Interventions

(Mark designated compliance status (N, OUT, Not Observed or Not Applicable) for each numbered item. For items marked OUT, mark COS if required and/or R for each item as applicable.)

Compliance Status				COS		R	Points
IN	OUT	NA					
1	☒	☐	Body Artist: Certified/Permitted Artist Performing Procedures	☐	☐		5
2	☒	☐	Health: Affected Artist/Employees Restricted; No Exposed Infectious Lesions on Hands and Arms	☐	☐		5
3	☒	☐	Hygiene: Aseptic Technique Practiced, Proper Handwashing and Personal Cleanliness	☐	☐		5
4	☒	☐	Hand Washing Facilities: Available, Accessible and Stocked for Use	☐	☐		5
5	☒	☐	Hot/Cold Running Potable Water Under Pressure in All Required Locations; Approved Emergency Procedure Followed, No Cross Connection	☐	☐		5
6	☒	☐	No Prohibited Procedures/Restrictions Performed	☐	☐		5
7	☒	☐	Sterile Instruments Properly Handled; Sterilized Packaging Not Compromised or Contaminated and Expiration Date Not Exceeded	☐	☐		5
8	☒	☐	No Re-use of Single-Use Articles	☐	☐		5
9	☒	☐	Sterilized Single-Use Needles Used, Opened in Front of Client	☐	☐		5
10	☒	☐	Work Areas Equipped and Stocked as Required	☐	☐		5
11	☒	☐	Toxic Items Properly Stored, Labeled, and Used	☐	☐		5
12	☐	☐	☒ Autoclave Maintained and Provided; Written Emergency Procedures Established and Approved	☐	☐		5
13	☐	☐	☒ Frequency of Spore Testing Met; Record Maintained	☐	☐		5

Establishment Operations, Maintenance and Procedures

Compliance Status				COS		R	Points
AREA	OUT	NA	NO				
DOCUMENTATION	14	☐	☐	Current Certification, Permit and Inspection Posted; Copy of Rules on Site	☐	☐	1
	15	☐	☐	Body Artist Files: Maintained and Available	☐	☐	2
	16	☐	☐	Military Service Disqualification Warning Sign Posted	☐	☐	1
	17	☐	☐	Standard Operating Procedures: Maintained, Written	☐	☐	1
	18	☒	☐	Client Files: Available, Complete, and Properly Retained	☐	☒	2
	19	☐	☐	Body Art After Care Instructions: Provided, Written and Appropriate	☐	☐	2
EQUIPMENT	20	☐	☒	Cleaning Room: Separate, Equipped, Clean and in Good Repair	☐	☐	2
	21	☐	☐	Equipment, Instruments, Supplies: Properly, Stored, and Repaired	☐	☐	1
	22	☐	☒	Ultrasonic Cleaner: Provided, Maintained and Cleaning Procedures Available	☐	☐	2
	23	☐	☐	Single Use Articles: Properly Used and Stored	☐	☐	1
	24	☒	☐	Dyes and Pigments: Designed and Manufactured for Body Art, Labeled, Sterile Water Used, Single-Use Cups Used	☐	☐	2
	25	☐	☐	Tattoo Equipment: Covered, Protective Barrier Used	☐	☐	1
	26	☐	☐	Tattoo/Piercing Instruments and Piercing Jewelry: Approved, Good Condition, Suitable for Use	☐	☐	2
WORK AREA AND PROCESS	27	☐	☒	Universal Precautions: Observed and Followed	☐	☐	1
	28	☐	☒	Proper Disinfection Procedures: Followed, Appropriate Disinfectant Used	☐	☐	1
	29	☐	☐	Work Area: Separated, Means of Privacy	☐	☐	2
	30	☐	☒	Proper Body Area Preparation: Tattooing, Piercing, Microblading	☐	☐	1
PREMISES	31	☐	☐	Floors, Walls, Ceilings, Lighting: Constructed, Clean, Good Repair, Installed	☐	☐	1
	32	☐	☐	Toilet Facilities: Clean, Good Repair, Supplied	☐	☐	1
	33	☐	☐	Furnishing Clean and Maintained	☐	☐	1
	34	☐	☐	Premises Clean and Only Necessary Articles, Repaired: Prevent Pest; Harborage and Entrance	☐	☐	1
	35	☐	☐	Service Sink Provided	☐	☐	1
WASTE AND OTHER	36	☐	☐	Sharps Container: Proper Marking, Storage, and Disposal	☐	☐	2
	37	☐	☐	Contaminated Waste: Proper Labeling, Storage and Disposal	☐	☐	1
	38	☒	☐	Solid Waste Containers: Clean, Durable, Maintained	☐	☐	1
	39	☐	☐	Other Violations of the Chapter	☐	☐	1

See addendum sheet for any additional observations, corrective actions, and notes

Person in Charge (Signature) *[Signature]*

(Print) Zoe Conley

Date: 05/13/2026

EH Specialist (Signature) *[Signature]*

Date: 05/13/2026

Follow-up Inspection

Required: ☐ YES ☒ NO

ITEM REPORT

AGENDA ITEM NUMBER: IV.F.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 13, 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:

The staff recommendation is approval of the ORD-4-2026.

CONCURRENCES:

City Manager

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
July 9, 2026

Commission Members Present: Commission Member Chris Adams, Commission Member Eric Huminski, Commission Member Andy Norris and Vice Chairman Mike Grayeski.

Commission Members Not Present: Chairman Adrian Dekker.

Elected Officials Present: None.

Staff Present: Assistant City Manager / City Clerk Karen Norred, Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Casey Barton and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Vice Chairman Mike Grayeski called the Planning and Zoning Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Adams read the public hearing rules.

III. OLD BUSINESS

- A. **MA-02-2026**, applicant, Roy Cain, requests rezoning of 0.37 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 379 of tax plat 15N20 from R-40, Single Family Residential Estate, to NC, Neighborhood Commercial.

Community Development Director Nancy Moon stated that the Planning and Zoning Commission deferred this case during the May meeting to allow the applicant time to explore alternative layouts for the planned commercial office building. Ms. Moon said that the City Engineer approved the entrance coming off of New Light Road with a right in, right out only.

Commission Member Adams made a motion to approve with staff stipulations and an additional stipulation that the trees along the power line buffer remain as much as possible. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. **V-04-2026**, applicant, Roy Cain, requests a variance from Article 5 - District Uses and Regulations, 5.2-6 Neighborhood Commercial, E) Height, Area and Bulk Regulations, Minimum Yard Setbacks, of the Holly Springs Zoning Ordinance for property located off of Hickory Road, Holly Springs, GA, tax parcel 379 of tax plat 15N20.

Community Development Director Nancy Moon stated that the applicant requests a 25 percent variance on the side yard of the property.

Commission Member Adams made a motion to approve the item. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

IV. NEW BUSINESS/PUBLIC HEARING

- A. **A-02-2026**, applicant, Zaheed Alam, requests annexation of 0.50 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcel 082 of tax plat 15N15 - **REQUEST TO DEFER**.

Commission Member Norris made a motion to defer the item. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. **MA-03-2026**, applicant, Zaheed Alam, requests rezoning of 0.50 +/- acres located off of Holly Springs Parkway, Holly Springs GA, tax parcel 082 of tax plat 15N15, from R-40, Single Family Residential Estate (County), to GC, General Commercial (City) - **REQUEST TO DEFER**.

Commission Member Huminski made a motion to defer the item. Commission Member Adams seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- C. **CUP-01-2026**, applicant, Zaheed Alam, requests a conditional use permit for a multi-tenant establishment located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 082 of tax plat 15N15 - **REQUEST TO DEFER**.

Commission Member Adams made a motion to defer the item. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- D. **CUP-02-2026**, applicant, Shaib Alkusaimi, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2210 Holly Springs Parkway, Holly Springs, GA, tax parcel 038 of tax plat 15N14.

Community Development Director Nancy Moon informed the Commission that the applicant was absent from the meeting, so the case must be deferred.

Commission Member Adams made a motion to defer this item. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- E. May 28, 2026 Planning and Zoning Work Session meeting minutes.

Commission Member Adams made a motion to approve the minutes. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- F. June 11, 2026 Planning and Zoning Public Hearing meeting minutes.

Commission Member Norris made a motion to approve the minutes. Commission Member Adams seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

V. REPORTS/COMMENTS

Community Development Director Nancy Moon stated that both Planning and Zoning meetings in August will be public hearings.

VI. ADJOURNMENT

Vice Chairman Grayeski made a motion to adjourn the meeting. Commission Member Adams seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator