

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
August 13, 2026

Commission Members Present: Chairman Adrian Dekker, Commission Member Chris Adams, Commission Member Eric Huminski and Commission Member Andy Norris.

Commission Members Not Present: Vice Chairman Mike Grayeski.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Audrey Conley with the City Attorney's Office and Captain Casey Barton.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Norris read the public hearing rules.

III. OLD BUSINESS

None.

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 this 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 Norris made a motion to defer this item. Commission Member Huminski 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 Norris made a motion to defer this 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.

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

The motion was brought back for reconsideration following the applicant's second failure to appear at a public hearing.

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

- 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.

Community Development Director Nancy Moon said that the applicant would like to open a tattoo establishment in the building located at 2800 Holly Springs Parkway. Ms. Moon said that a tattoo establishment is allowed by an approved conditional use permit. Ms. Moon read the parameters associated with a tattoo parlor from the Holly Springs Zoning Ordinance, 5.4-41, Tattoo Parlors and Body Piercing Establishments. Ms. Moon stated the surrounding businesses and said that the location is within the Town Center model zoning district. Ms. Moon said that the Town Center is developing with more professional service-oriented businesses such as doctors, accountants, attorneys and other small practitioners and a tattoo parlor would not fit in well. Ms. Moon said that staff recommends denial.

The applicant, Nicholas LaPinta, addressed the Commission and shared that he has owned a tattoo parlor establishment in Woodstock for five years. Mr. LaPinta said that he has participated in community events. Mr. LaPinta said that he does not believe that his business would bring any negative impact to the City. Mr. LaPinta said that his business would attract people from outside of the City and boost the local area. Mr. LaPinta discussed the name of his business and stated that he would be putting the name of his shop on the sign outside of the building, but he can modify that if necessary to gain the approval to have the business located in Holly Springs.

Chairman Dekker made a motion to deny. Commission Member Adams seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

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

Community Development Director Nancy Moon said that the state had previously changed the planning and zoning notices to be advertised 30 days

prior to the public hearing meetings. Ms. Moon said that the state has gone back to the 15-day notice to the public and the City is requesting to do this as well. Ms. Moon said that if approved, the public notice signage and the newspaper advertisement will be published 15 days prior to the planning and zoning public hearing meetings.

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

G. July 9, 2026 Planning and Zoning Public Hearing Meeting Minutes.

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

V. REPORTS/COMMENTS

None.

VI. ADJOURNMENT

Commission Member Norris 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