



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, September 17, 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/PUBLIC HEARING**
- IV. NEW BUSINESS/PUBLIC HEARING**
 - A. **CUP-05-2026**, applicant, Britt Parramore, Pathlight Warrior Foundation, requests a conditional use permit for a Group Home located off of Barrett Road, Holly Springs, GA, tax parcel 003 of tax plat 93N02.
 - B. July 23, 2026 Planning and Zoning Work Session meeting minutes.
 - C. August 13, 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: September 17, 2026

AGENDA ITEM: CUP-05-2026, applicant, Britt Parramore, Pathlight Warrior Foundation, requests a conditional use permit for a Group Home located off of Barrett Road, Holly Springs, GA, tax parcel 003 of tax plat 93N02.

EXECUTIVE SUMMARY:

Applicant, Britt Parramore, Pathlight Warrior Foundation, requests a conditional use permit for a Group Home located off of Barrett Road, Holly Springs, GA, tax parcel 003 of tax plat 93N02. The property is zoned GC, General Commercial and the applicant is proposing to use the existing building for a group home. Group homes are not specifically listed as a permitted use within the GC zoning district; therefore, the applicant is applying for a conditional use permit for this use.

Per Section 5.4-22 Group Homes. A residence composed of non-related individuals with one or more surrogate parents. The residents of the dwelling may function as a singular housekeeping unit but is not considered a single-family dwelling under this ordinance.

Services may include room, meal, and personal care. All group homes shall be approved and licensed by the State of Georgia Department of Human Resources. A group home is not a boarding house. The purpose of this Section is to mitigate the negative effects of traffic, noise, and overcrowding, and to promote the aesthetic quality and operational safety of adjacent land 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. The home is approved and licensed by the State of Georgia Department of Human Resources or any agency through which it acts.
- b. The number of individuals to live in the home does not exceed two (2) people per bedroom or plans are to be submitted and considered as to how individuals are to be housed.
- c. Development of group homes within a residential district shall meet all the minimum requirements as provided in Section 5.2.

- d. Off-street parking of group homes within a single-family residential district shall conform with the parking regulations as provided in Section 11.7.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Staff Analysis
3. Tax Plat

RECOMMENDATION:

Staff recommends approval of the request to allow a group home at this location with the following stipulations:

1. Any improvements/modifications to the structure shall be in compliance with the Town Center District Model Zoning District guidelines.
2. Lighting shall be 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.

CONCURRENCES:

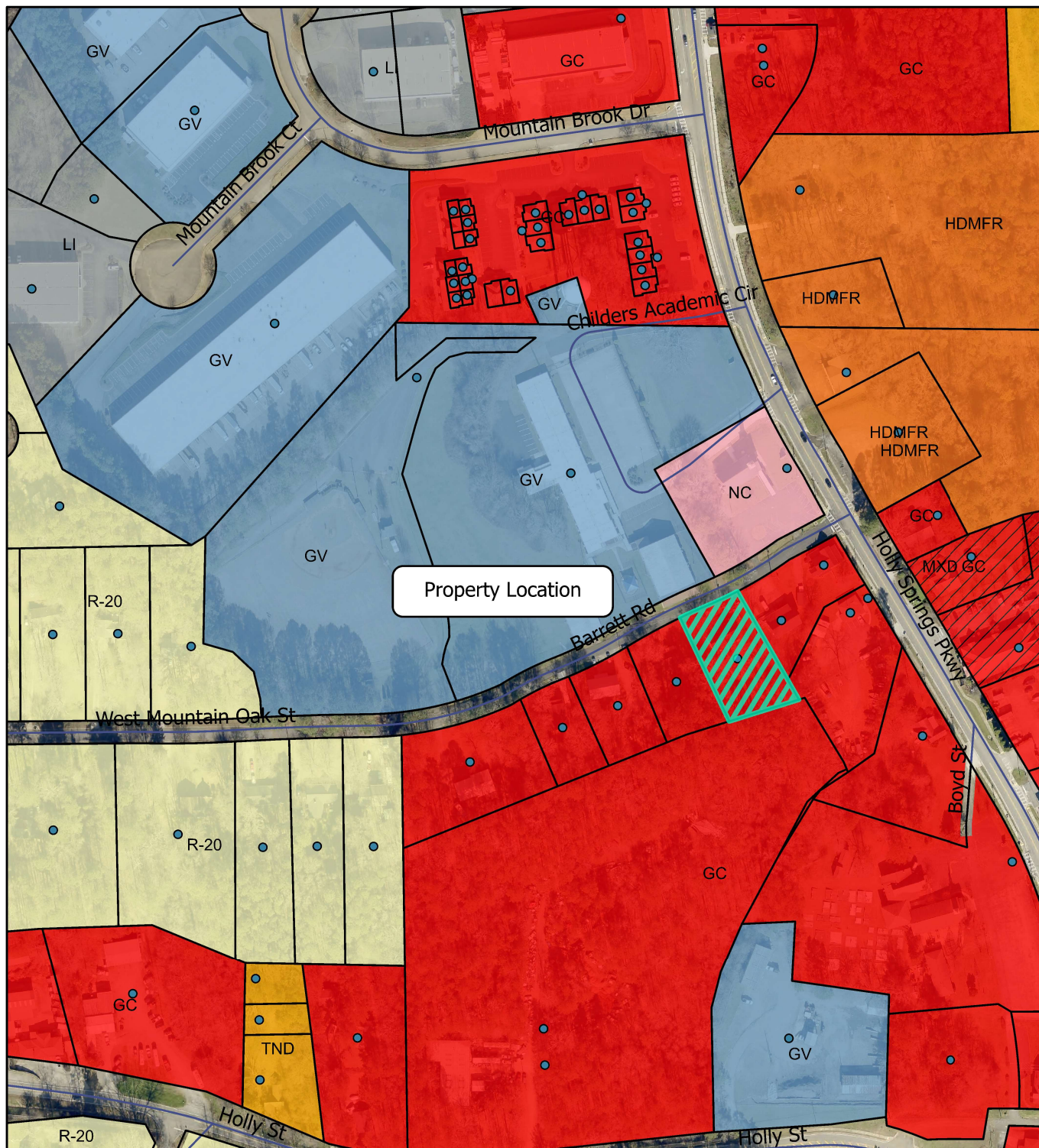
City Manager

CUP-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
- 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
- Addresses_2026
- Parcels 2026



Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	NC/GV	NORTH:	Church/School
SOUTH:	GC	SOUTH:	Junk Yard
EAST:	GC	EAST:	Commercial/Storage Yard
WEST:	GC	WEST:	Commercial/Residential

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 commercial and office space, as well as an outdoor storage yard, church, and is located within the Town Center Model Zoning District.

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

The property is located within the Town Center and the business would be located within an existing house. The proposed use would not adversely affect the adjacent or nearby properties.

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

The zoning is not being changed, only the allowance of a specific use by the approval of a conditional use permit.

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?

The proposed use will not significantly impact public facilities, utilities, public safety or schools.

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 Town Center. This character area consists of a compact area corresponding with the City's downtown. Acceptable uses include residences, businesses, offices, civic buildings and uses, entertainment space, institutional, and mixed-use developments. In addition, this character area is proposed to incorporate redevelopment and revitalization

objectives of a compact, pedestrian-friendly downtown. Within this character area, participation of other agencies such as the Downtown Development Authority, and/or the Planning and Zoning Commission will be required in terms of development planning.

Application: Holly Springs Town Center

Primary Future Land Uses: Mix of uses including commercial, office, government, residential, and park.

Zoning Districts: PD-C, NC, GC, OI, GV, MXD-1, MXD-2

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-Less Intense Uses. Encourage the expansion of neighborhood commercial and office/institutional development containing compatible and complimentary uses that do not detract from the city's established residential areas. (9.1, #2)**
 - b) **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)**
 - c) **Small Businesses. Promote the development of small businesses in the City. (9.3, #9)**
 - d) **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).**
 - e) **Desirable Businesses. Encourage the location of additional service-oriented businesses, such as doctors, accountants, attorneys and other small practitioners, especially in the town center. (9.3, #2)**
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?

No additional development is expected for this property at this time. The business is proposed to occupy an existing suite.

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?

The proposed use will retain residential use while providing services for veterans and their immediate families in a group home setting. The property is near other business, residential and religious uses and the impact to these businesses will be negligible.

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Vicinity Map

1: 17,363.01



Tax parcel highlighted in cyan

1: 2,081.95

Tax Parcel Information

Owner: WATSON ANDREA LEANN
Property Address: 225 Barrett Rd, Canton 30115
Subdivision:
TIN: 93N02 003
PIN: 15-0305-0015
Mailing Address: 129 RICHCRAFT LN, ELLIJAY, GA 30536
Acreage: 0.52
Lot #: -
PB/PG:
DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**City of Holly Springs
Planning and Zoning Commission Work Session Minutes
July 23, 2026**

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

Commission Members Not Present: None.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Audrey Conley with the City Attorney's Office, Captain Jeff Lance, and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Work Session to order.

II. WORK SESSION GUIDELINES

Chairman Dekker read the Work Session guidelines.

III. OLD BUSINESS

None.

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.

Community Development Director Nancy Moon said that the proposed establishment would be located within the Town Center area, specifically in the shopping center at 2800 Holly Springs Parkway. Ms. Moon stated that tattoo parlors and body piercing establishments are permitted as a conditional use within the General Commercial (GC) district under the City Ordinance. Ms. Moon said that the case will be presented for a vote before both the Planning and Zoning Commission and the City Council.

- 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.

Case withdrawn.

- 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).

Case withdrawn.

- 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.

Case withdrawn.

- 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.

Case withdrawn.

- F. **A-04-2026**, applicant, Michael Sunshine with BAMB 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.

Community Development Director Nancy Moon said the property is located at the intersection of Holly Springs Parkway and River Park Boulevard. Ms. Moon said that the applicant would like to annex the property from the county into the City of Holly Springs. Ms. Moon stated that this case would be on the August 27, 2026 Planning and Zoning Public Hearing agenda.

- G. **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).

Community Development Director Nancy Moon said the property is located at the intersection of Holly Springs Parkway and River Park Boulevard. Ms. Moon said that the applicant proposes to put three buildings on the property, which would be a coffee shop, a medical building, retail and in the back professional offices and restaurant space. Ms. Moon said that this would be right-in and right-out entrance. Ms. Moon stated that this case would be on the August 27, 2026 Planning and Zoning Public Hearing agenda.

- H. **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 stated that Article 14 (Amendments and Zoning Procedures, Section 14.6 Public Notice) will be amended to match state public notice requirements. Ms. Moon explained that the state previously increased the notice period to 30 days before reversing it back to the original 15 days. Ms. Moon said that the city ordinance will be updated to reflect this 15-day state requirement.

V. REPORTS/COMMENTS

None.

VI. ADJOURNMENT

Commission Member Adams made a motion to adjourn the meeting. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

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

Commission Member Adams made a motion to terminate proceedings for 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 business types such as doctors, accountants, attorneys and other small practitioners. 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 impacts 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 changed 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