



WORKSPACE INFORMATION

Application number CUP-04-2026	Category Conditional Use	Workspace state Submitted
Workspace created 08/20/2026, 1:03:56 PM EDT	Application submitted 08/20/2026, 5:55:19 PM EDT	
Assignee	Package generation date 09/15/2026, 12:54:45 PM EDT	

LOCATION INFORMATION

Address 300 RABBIT HILL RD, Holly Springs, GA	Property information 15N15080,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Parks Huff Sams, Larkin & Huff, LLP	376 Powder Springs Street Suite 100 Marietta jchampion@samslarkinhuff.com +1 7704227016	Agent, Applicant, Property owner
	phuff@samslarkinhuff.com	Agent, Applicant
PRIME STORAGE HOLLY SPRINGS LLC		Property owner

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

Property Information			
PRESENT ZONING DISTRICT(S) GC		REQUESTED ZONING DISTRICT N/A	COUNTY ANNEXATION/ COUNTY ZONING DISTRICT NA
REQUESTED CONDITIONAL USE(S) Prime Storage Holly Springs, LLC ("Prime") proposes to co-locate low-latency digital inference infrastructure within its existing self-storage facility on Holly Springs Parkway.	MAP NUMBER 15N15	PARCEL NUMBER(S) 080	MAP AND PARCEL NUMBERS CAN BE FOUND ON YOUR PROPERTY TAX STATEMENT
LAND LOT(S) 519 & 520	DISTRICT(S) 15		SECTION(S) 2
ACREAGE 3.8	SEWAGE DISPOSAL TYPE Sewer		UTILITIES AVAILABLE Yes
DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: Prime Storage Holly Springs, LLC ("Prime") proposes to co-locate low-latency digital inference infrastructure within its existing self-storage facility on Holly Springs Parkway.			

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? N/A
(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? N/A
(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? N/A
(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? N/A
(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)? N/A
(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? N/A
(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? N/A
(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? N/A

Complete the following section, if applicable.			
Residential			
Minimum house size: sq. ft.	Exterior façade: N/A	Maximum number of units:	Anticipated start date:
Anticipated completion date:			
Commercial			
Number of buildings: 1	Maximum square footage: sq. ft. 61000.0 sq.ft.	Number of stories: 2	Total number of employees: 10
Exterior facade: metal and brick	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.		Additional info	
Date	Name Printed	Signature	

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.

Verified

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

Prime Storage Holly Springs, LLC ("Prime")

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

Prime's tenant, The Edge, provides mission-critical digital infrastructure that enables low-latency inference technology for use by local governments and businesses. This infrastructure supports essential uses such as health care, public safety response, and business operations that increasingly depend on fast, reliable digital connectivity.

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

The Edge has a business plan to add digital infrastructure to an existing climate controlled self-storage facility.

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

The location was chosen because of its proximity to end users such as medical providers and hospitals, local high-tech businesses, and governments that increasingly rely upon fast response times for emergency management services. The access to power and the adaptive reuse of an existing self-storage facility are also factors in choosing the location.

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

January 2027 is the expected date the business will be operational, depending on the issuance of permits and other approvals.

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

The business will employ a significant number of workers to build out the location for the digital use. Once the business becomes operational, there will be approximately 10 permanent workers onsite to provide security, monitor and maintain the systems, and install upgrades as needed.

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

The use is 24 hours per day, 7 days per week.

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?

There are no licenses for the specific use.

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

The existing self-storage facility is located between an existing landscape supply business with outside storage and a proposed convenience store with fuel sales. The proposed low-latency digital inference infrastructure is compatible with these uses.

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

The Edge has studied the market and concluded there is a significant demand for this technology in the local market from local governments, medical providers and high-tech businesses.

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

The proposed use will not create a nuisance or disturbance to nearby properties. The use will include exterior commercial chillers for cooling which will operate via a closed-loop system, such that no water supply is needed. In addition, the use will include exterior backup generators for power interruptions. The applicant will complete a sound study by an acoustical engineer to ensure any noise created by the equipment is mitigated and will not be a nuisance to residential neighbors, who are currently separated from the property by an existing vegetative buffer.

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

The proposed use is not available in the nearby area and will provide critical digital services to existing nearby businesses.

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?

The low-latency inference technology will complement the other business and office uses in the General Commercial district.

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

Yes, the proposed use does not generate any significant traffic or require parking beyond what is required for the existing self-storage business.

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?

N/A

HOLLY SPRINGS REZONING APPLICATION SITE PLAN REQUIREMENTS

Site Development Plan prepared by a registered surveyor, engineer, land planner, or architect

(with profession seal affixed) drawn to scale of the subject property.

Exact size and location of all buildings

State proposed use of property(s) within the requested zoning classification

Show N/F property(s) adjacent to the subject property.

Required or proposed setbacks and buffers

Parking areas number of spaces, including (access points)

In both directions, show distances from the access point to the nearest curb cuts on both sides of the road.

Location/Vicinity map

North arrow

Land lots/District/City of County boundary line

Adjoining and proposed streets (paving and right-of-way widths)

Total acreage

Topography at 10-foot contour intervals

Show creeks, streams, flood plain, etc., with required stream bank buffers

Limits of the 100-year flood plain and acreage of flood plain

Detention/Retention areas

Utility easements, cemeteries, architectural or archeological landmarks (if applicable)

For residential developments, gross density (units/ total acreage) and net density ((units/total acreage-0.75(buffer, floodplain, steep slopes, wetlands, or other unbuildable or sensitive lands))

e.g. ... Units = 100, Total Acreage = 20, Unbuildable Acreage = 4

Net Density = $100 / (20 - .75(4)) = 100/17 = 5.88$

PROCEDURES FOR APPLICATIONS

1. Any application for a Map Amendment (rezoning), Conditional Use Permit or request for the installation of a telecommunications tower, shall meet the requirements listed below at the time of filing.
2. All materials relating to the application must be given to the Community Development Department by the filing deadline as established by the City. See website for filing deadline dates.
3. The owner and/or applicant must submit a completed and signed application form to the City and must furnish a copy of the warranty deed or other proof of ownership of the property in question.
4. A copy of the paid tax receipt of the subject property for both the City property taxes and the Cherokee County property taxes.
5. Applicant must furnish to the City a survey plat of the property prepared by a Registered Surveyor in accordance with applicable state laws.
6. A site development plan drawn to scale and prepared by a Registered Surveyor, Engineer, Land Planner, or Architect. 1 22"x34" printed copy drawn to scale and 1 PDF copy must be submitted. See attached site plan requirements.
7. Campaign Contribution Disclosure Form (Attachment A) must be submitted for all property owners, applicants, as well as, any other party who may speak at the public hearing, i.e. engineer, surveyor, etc...
8. The filing fee is an amount set by the Holly Springs Mayor and Council and shall be paid at the time of filing. This fee is non-refundable.
9. The applicant or representative for the application must be present at the Planning Commission public hearing and the City Council Work Session and Regular Session. Failure to attend may result in a dismissal with prejudice, rejection of the application, or continuance of the hearing at the discretion of the Planning and Zoning Commission and/or Mayor and Council.
10. Any development that exceeds 100,000 net sq. ft. or 150 dwelling units requires a traffic impact study prepared by a registered engineer, and a water and septic tank review with the zoning application. Any developments that are less than 100,000 net sq. ft. or 150 dwelling units may be required to submit one or all of the above studies upon request by the City. A final decision by the Mayor and Council might be delayed until these studies are received with the zoning application.
11. The City will not accept applications unless complete, with required attachments and fees paid by the established deadline.
12. The Holly Springs Community Development reserves the right to request additional information on all applications for rezoning, conditional use permit, and telecommunication applications. Additional information may be requested by the Planning Commission and/or City Council

Public Hearing Rules

Please carefully read the procedural rules of the public hearing below:

- Only one (1) public hearing is conducted for each application filed. This hearing is before the Planning Commission.
- The Planning Commission (PC) is a recommending body, studying rezoning requests and zoning text amendments, forwarding their recommendations to the Mayor & Council, who make a final and binding decision. The Planning Commission is a decision-making body for variances, appeals, and special exceptions.
- The applicant and all proponents of the petition may use a combined period of not more than ten (10) minutes to present the case.
- The opponents of the petition may use a period of not more than ten (10) minutes to present their counter proposal.
- The Planning Commission may grant additional time, although this decision is solely at their discretion.
- Any disruptive outbursts or attempts to obstruct business shall not be tolerated and these actions will be considered Out of Order. You may be asked to leave the hearing or escorted out if deemed necessary.
- Any opponent making a campaign contribution aggregating \$250.00 or more to a local government official of the City of Holly Springs within two (2) years immediately preceding the filing of the rezoning case to be addressed, is required to file a disclosure form at least five (5) calendar days prior to the public hearing

ATTACHMENTS

This section includes relevant information about the various attachments that have been uploaded to the workspaces or that have been generated as part of the workspace. The actual files are not included in this pdf. Refer to other folders within the downloaded file to view the actual files.

Phase:

Application

Uploaded on:

08/20/2026, 5:38:25 PM EDT

Attachment type(s):

Survey Plat by Registered Surveyor

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/20/2026, 5:38:25 PM EDT	PS - Survey - Holly Springs 2-26-2021_2.pdf	application/pdf

Phase:

Application

Uploaded on:

08/20/2026, 5:48:07 PM EDT

Contents:

Attorney campaign contribution disclosure

Attachment type(s):

Campaign Contribution Disclosure

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/20/2026, 5:48:07 PM EDT	PFH campaign disclosure.pdf	application/pdf

Phase:

Application

Uploaded on:

08/20/2026, 5:48:07 PM EDT

Contents:

Application page

Attachment type(s):

Other Materials and/or Studies Relevant to the Development

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/20/2026, 5:48:07 PM EDT	CUP application (as filed).pdf	application/pdf

Phase:

Application

Uploaded on:

08/20/2026, 5:48:07 PM EDT

Attachment type(s):

Site Development Plan

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/20/2026, 5:48:07 PM EDT	Site Plans - Holly Springs.pdf	application/pdf

Phase: Application
Uploaded on: 08/20/2026, 5:48:07 PM EDT
Contents: Applicant corporate designation and campaign contribution disclosure
Attachment type(s): Other Materials and/or Studies Relevant to the Development

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/20/2026, 5:48:07 PM EDT	Applicant signatures.pdf	application/pdf

Phase: Application
Uploaded on: 08/20/2026, 5:48:07 PM EDT
Attachment type(s): Survey Plat by Registered Surveyor

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/20/2026, 5:48:07 PM EDT	PS - Survey - Holly Springs 2-26-2021.pdf	application/pdf

Phase: Application
Uploaded on: 08/20/2026, 5:48:07 PM EDT
Attachment type(s): Water/Sewer availability Letter from CCWSA

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/20/2026, 5:48:07 PM EDT	CCWSA letter (Tax Map 15N15, Parcel 080).pdf	application/pdf

Phase: Application
Uploaded on: 08/20/2026, 5:48:07 PM EDT
Attachment type(s): Tax Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/20/2026, 5:48:07 PM EDT	tax-bill-2025-11689.pdf	application/pdf

Phase: Application
Uploaded on: 08/20/2026, 5:48:39 PM EDT
Attachment type(s): Warranty Deed/Conveyance of Ownership

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/20/2026, 5:48:39 PM EDT	PS - Limited Warranty Deed Recorded - Holly Springs 2-26-2021.pdf	application/pdf