

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
January 9, 2025

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: Mayor Ryan P. Shirley.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Casey Barton, and Community Development Coordinator Tracey Chambers.

I. OATH OF OFFICE

Mayor Ryan P. Shirley administered the Oath of Office.

II. ELECTION OF OFFICERS

Commission Member Adams motioned to elect Commission Member Dekker as Chairman. Commission Member Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Chairman Dekker motioned to elect Commission Member Grayeski as Vice Chairman. Commission Member Adams seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

III. CALL TO ORDER

Chairman Dekker called the Planning and Zoning meeting to order.

IV. PUBLIC HEARING RULES

Commission Member Norris read the public hearing rules.

V. OLD BUSINESS/PUBLIC HEARING

No Old Business.

VI. NEW BUSINESS/PUBLIC HEARING

- A. **MA-01-2025**, applicants, Del and Kelly Creviston, request rezoning of 0.66 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 064 of tax plat 93N00, from R-20, Single Family Residential, to GC, General Commercial.

Community Development Director Nancy Moon said that the applicants would like to rezone this property to be used as an office or retail space. Ms. Moon said that the property is within the Town Center district. Ms. Moon advised that staff recommends approval.

The applicant spoke and stated that his son is living on the property now, but would like to move.

Chairman Dekker made a motion to approve. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- B. **ORD-1-2025**, adoption of the 2025 Official Holly Springs Zoning Map. Community Development Director Nancy Moon reviewed the Official Holly Springs Zoning Map and addressed any questions that the Commission asked.

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

- C. December 12, 2024 Planning and Zoning Public Hearing Meeting minutes.

Commission Member Adams made a motion to approve the minutes. Commission Member Norris seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

VII. REPORTS/COMMENTS

Community Development Director Nancy Moon stated the January 30, 2025 work session will consist of training provided by the City's Attorney's office.

VIII. ADJOURNMENT

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

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator