

City of Holly Springs
Planning and Zoning Commission Work Session Minutes
June 26, 2025

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

II. WORK SESSION GUIDELINES

Chairman Dekker read the work session guidelines.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

- A. **MA-05-2025**, applicant, EBC Pinecrest, LLC, requests rezoning of 5.45 +/- acres located off of Pine Crest Road, Holly Springs, GA, tax parcels 019, 022 and 022A of tax plat 15N14C, from GC, General Commercial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development.

Community Development Director Nancy Moon informed the Commission that the applicant requests to rezone this property to TND, Traditional Neighborhood Development, and plans to build a town home community consisting of 43 town homes. Ms. Moon said that this property adjoins the Dominion development that was approved last year.

V. REPORTS/COMMENTS

Community Development Director Nancy Moon informed the Commission that the July 24, 2025, Planning and Zoning Work Session Meeting will now be a Planning and Zoning Public Hearing Meeting. Ms. Moon said that the meeting will consist of cases A-01-2025 and MA-03-2025.

VI. ADJOURNMENT

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

Respectfully submitted.

A handwritten signature in dark ink, appearing to read 'Adrian Dekker', written over a horizontal line.

Adrian Dekker, Chairman

Attest:

A handwritten signature in dark ink, appearing to read 'Tracey Chambers', written over a horizontal line.

Tracey Chambers
Community Development Coordinator