

**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
July 10, 2025**

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

Commission Members Not Present: Commission Member Chris Adams.

Elected Officials Present: None.

Staff Present: Assistant City Manager and City Clerk Karen Norred, Community Development Director Nancy Moon, Audrey Conley with the City Attorney's Office, Captain Casey Barton, Officer Kendall Blanton, Officer Nicholas Hoskins and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Commission Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Norris read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

None.

IV. NEW BUSINESS/PUBLIC HEARING

- 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.

Attorney Parks Huff represented the applicant and addressed the Commission. Mr. Huff said that with the retail, restaurants and the proximity to the interstate and the new town center, the property was a good place for the 43 town homes to be built. Mr. Huff said that the development, if approved, will start building in the spring or summer of 2026.

Community Development Director Nancy Moon informed the Commission that on the Future Development Map and the Comprehensive Plan this area is slated for Neighborhood Center and Town Center character areas, which does include residential. The staff recommendation is approval to rezone the property with staff stipulations.

Vice Chairman Grayeski made a motion to approve with staff stipulations. Chairman Dekker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. June 12, 2025 Planning and Zoning Public Hearing Meeting minutes.

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

C. June 26, 2025 Planning and Zoning Work Session Meeting minutes.

Vice Chairman Grayeski made a motion to approve. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

V. REPORTS/COMMENTS

Community Development Director Nancy Moon reminded the Commission that the July 24, 2025, meeting was previously scheduled as a work session, but has been changed to a public hearing.

VI. ADJOURNMENT

Commission Member Norris made a motion to adjourn the meeting. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.


Adrian Dekker, Chairman

Attest:


Tracey Chambers
Community Development Coordinator