

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
August 14, 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: None.

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

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Adams read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

None.

IV. NEW BUSINESS/PUBLIC HEARING

- A. **V-02-2025**, applicant, Wilson's Classic Homes, requests a variance from the setback requirements of the Holly Springs Zoning Ordinance for property located off of Alaina Road, Holly Springs, GA, tax parcel 101 of tax plat 15N20J.

Community Development Director Nancy Moon addressed the Commission and said that the lot is in the Sagebrooke Subdivision. Ms. Moon stated that the lot is an odd shaped lot and the driveway location is constrained by a catch basin that is to be converted to a drop inlet. Ms. Moon said that the variance is requested to fit the house on the lot by allowing a street side setback of 17.2' instead of the required 20', and a rear setback of 11.3' instead of the required 20'. Ms. Moon said that the house backs up to green space, so no other homes will be impacted.

The applicant did not speak.

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

- B. **ORD-5-2025**, amendment to the Holly Springs Zoning Ordinance, Article 2: Interpretations and Definitions to amend definitions and Article 5: District Uses and Regulations to amend permitted uses and conditional uses.

Community Development Director Nancy Moon told the Commission that the City Council requested that more restrictions be made to the ordinance. Ms. Moon said that the revision to the ordinance would treat all shops and stores that sell hemp and THC products the same, whether the establishment is a smoke/vape store, or a store that has the products as ancillary items. Ms. Moon added that upon the City Council's approval, any store that wanted to sell hemp and THC products would have to file for a conditional use permit; however, stores that have existing inventory will have until the end of September to sell them.

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

C. July 10, 2025 Planning and Zoning Public Hearing Meeting minutes.

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

D. July 24, 2025 Planning and Zoning Public Hearing Meeting minutes.

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

V. REPORTS/COMMENTS

No reports or comments were given.

VI. ADJOURNMENT

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

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator