



# Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers  
3235 Holly Springs Pkwy, Holly Springs, GA 30115  
Thursday, January 15, 2026 | 6:00 PM

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Chris Adams | Adrian Dekker - Chair | Mike Grayeski - Vice Chair | Eric Huminski | Andy Norris

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## AGENDA

- I. OATH OF OFFICE
- II. ELECTION OF OFFICERS
- III. CALL TO ORDER
- IV. PUBLIC HEARING RULES
- V. OLD BUSINESS/PUBLIC HEARING
- VI. NEW BUSINESS/PUBLIC HEARING
  - A. A-04-2025, applicant, Brock Built Homes, LLC, requests annexation of 19.9 +/- acres located off of Sixes Road, Cherokee County, GA, tax parcels 063 and 064 of tax plat 15N09.—**REQUEST TO DEFER**
  - B. MA-09-2025, applicant, Brock Built Homes, LLC, requests rezoning of 19.9 +/- acres located off of Sixes Road tax parcels 063 and 064 of tax plat 15N09 from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City).—**REQUEST TO DEFER**
  - C. V-04-2025, applicant, Brock Built, LLC., requests variances from the Holly Springs Zoning Ordinance, Article 9: Buffer Requirements, 9.4 Minimum Buffer Width Between Abutting Districts and Article 7: Planned Development Districts, Table 7.01 Planned Development District Dimensional Standards, and the Holly Springs Stream Buffer Ordinance, Section 5: Land Development Requirements (1) for property located off of Sixes Road, Cherokee County, GA, tax parcels 063 and 064 of tax plat 15N09.—**REQUEST TO DEFER**
  - D. **ORD-1-2026**, proposed adoption of the Official Holly Springs Zoning Map.
  - E. November 13, 2025 Planning and Zoning Public Hearing Meeting minutes.
  - F. November 20, 2025 Planning and Zoning Work Session Meeting minutes.
  - G. December 11, 2025 Planning and Zoning Work Session meeting minutes.

H. December 18, 2025 Planning and Zoning Public Hearing meeting minutes.

**VII. REPORTS/COMMENTS**

**VIII. ADJOURNMENT**