



# 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**

# ITEM REPORT

**AGENDA ITEM NUMBER: VI.A.**



**FROM:** Nancy Moon, Community Development Director

**MEETING DATE:** January 15, 2026

**AGENDA ITEM:** 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**

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## **EXECUTIVE SUMMARY:**

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. The property is zoned R-40 in the County and the applicant proposes to rezone the property to TND, Traditional Neighborhood Development. The proposed development consists of 46 single-family detached homes and 132 single-family townhomes (attached units) with a proposed density of 8.94 units per acre.

## **FISCAL IMPACT:**

N/A

## **ATTACHMENTS:**

1. Location Map
2. Site Plan
3. Color Site Plan
4. Deferral Request

## **RECOMMENDATION:**

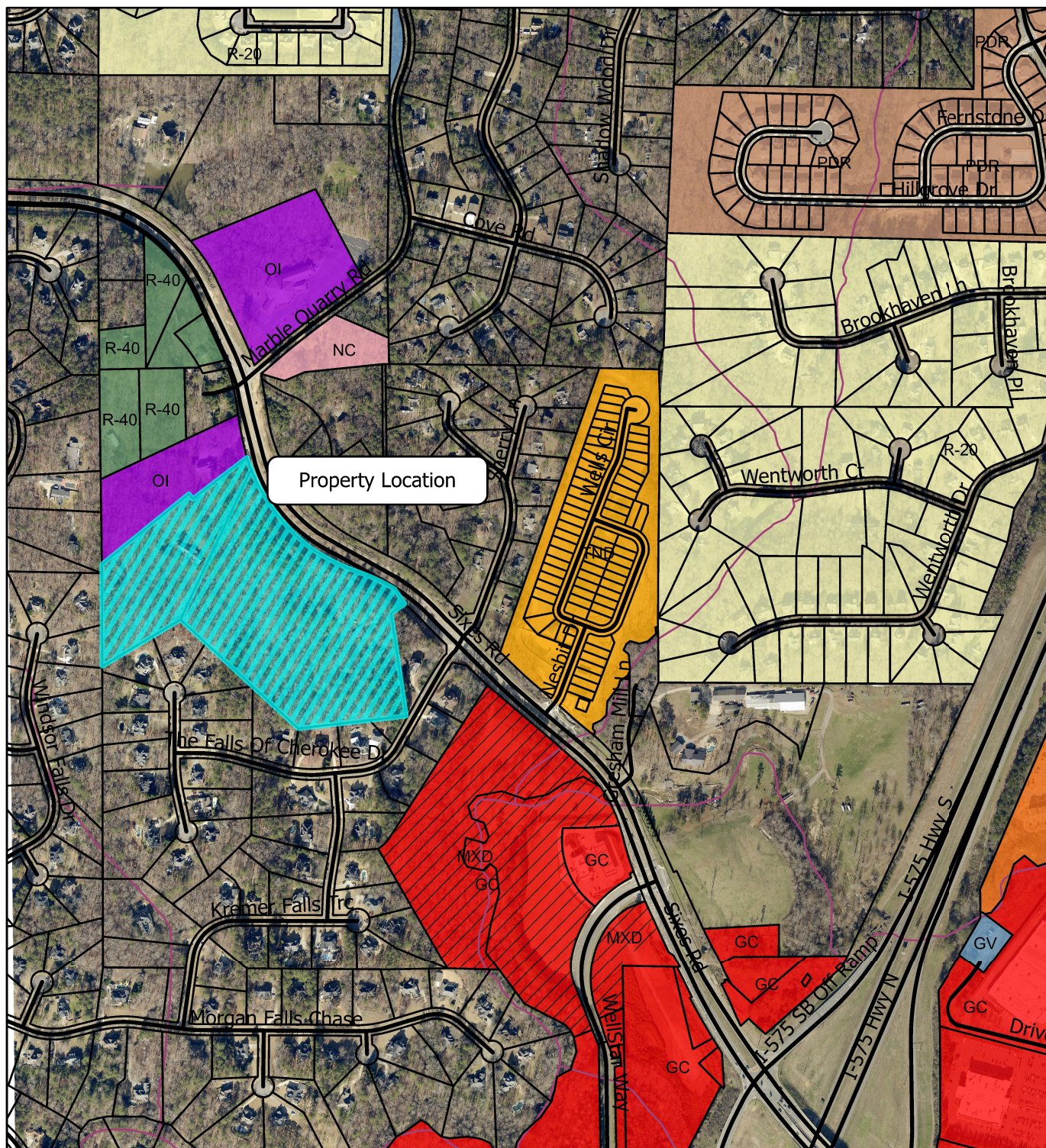
N/A

## **CONCURRENCES:**

N/A

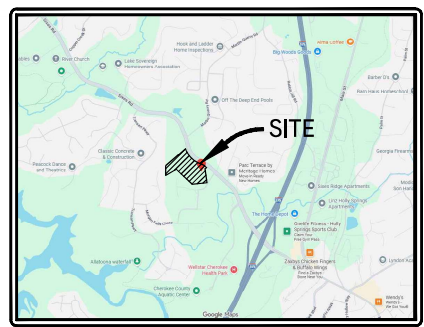
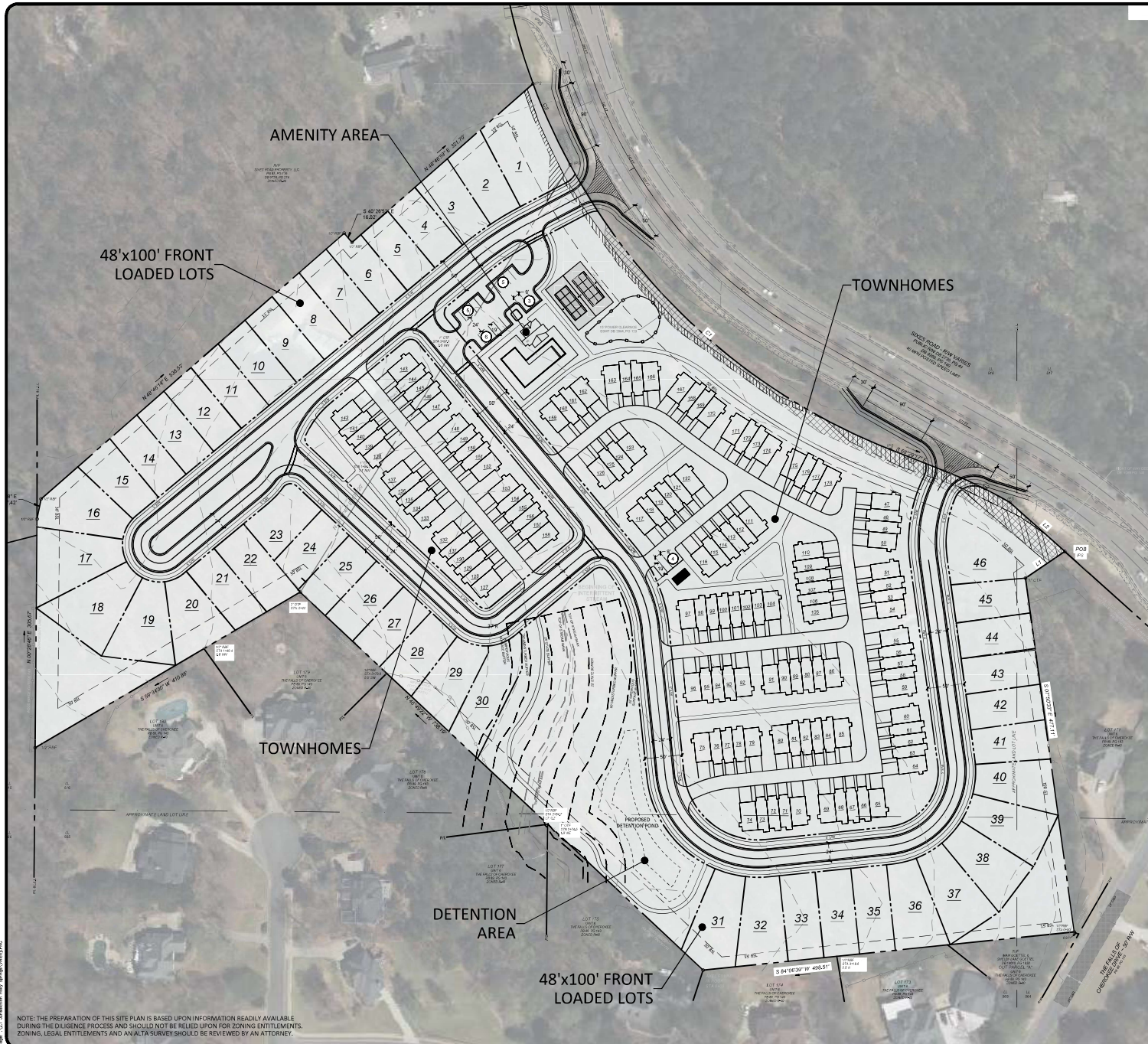


# A-04-2025/MA-09-2025 V-04-2025 Location Map



- Railroad
- Zoning 2025
- ZONING
- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
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- PUD- Planned Unit Development
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- GC- General Commercial
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- OI- Office Institutional
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- MXD- Mixed Use Overlay
- Parcels\_Oct 2025
- Streets\_Oct 2025





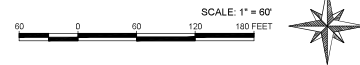
**UTILITY LEGEND**

UTILITY HATCHES	UTILITY TYPES (HATCHES OVERLAP ON PLAN)
[Hatched pattern]	PERMANENT DRAINAGE EASEMENT DB 3631, PG 45 & 57
[Hatched pattern]	15' POWER CLEARANCE ESMT DB 2864, PG 123
[Hatched pattern]	CONST. AND MAINTENANCE DB 3631, PG 49
[Hatched pattern]	CONST. AND MAINTENANCE DB 3631, PG 60
[Hatched pattern]	PERMANENT CONSTRUCTION EASEMENT DB 9269, PG 144

**SITE DATA LEGEND**

	Existing/Rea'		Proposed
	R-40	TND	
Use Allowed			Yes
<b>RESIDENTIAL LOT COUNT</b>			
Townhomes			132 (74%)
Single Family Residential (48'x100' Front Loaded Lots)			46 (26%)
Total Lots			178
<b>ACREAGE BREAKDOWN</b>			
Townhomes			6.66 AC (33.4%)
Single Family Residential (48'x100' Front Loaded Lots)			6.36 AC (32%)
Greenpace Area			1.88 AC (9.5%)
Detention Area			0.44 AC (2.2%)
Internal ROW Area			3.53 AC (17.8%)
Amenity Area			1.02 AC (5.1%)
Total Property Acreage			19.89 AC
<b>DENSITY CALCULATION</b>			
Unbuildable Acreage			1.44
Gross Density (178/19.89)			8.95 UN/AC
Net Density (178/18.45)			9.64 UN/AC

- NOTES:**
- VARIANCE REQUESTED TO ELIMINATE THE 40' ZONING BUFFER BETWEEN PD-R/T AND R-40 PER ARTICLE 9: BUFFER REQUIREMENTS, 9.4: MINIMUM BUFFER WIDTH BETWEEN ADJACENT DISTRICTS.



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE ENGINEERING PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS, ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

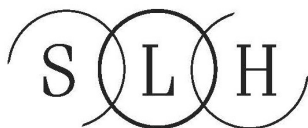


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**PRELIMINARY SITE PLAN**  
**SIXES RD RESIDENTIAL**  
 1383 SIXES RD  
 CANTON, GA 30114

**CP1**  
**25329**  
 OCTOBER 28, 2025  
 REVISIONS





GARVIS L. SAMS, JR.  
1952-2025  
JOEL L. LARKIN  
PARKS F. HUFF

## SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP  
SUITE 100

376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770•422•7016  
TELEPHONE  
770•426•6583  
FACSIMILE

January 9, 2026

### VIA E-MAIL

Ms. Nancy Moon, Community Development Director  
City of Holly Springs  
3237 Holly Springs Pkwy.  
Holly Springs, GA 30115

Re: Application of Brock Built, LLC for Rezoning, Annexation and Variances for a 19.9± acre parcel located in Cherokee County; Parcel Nos. 15N09 064 and 15N09 063.

Dear Nancy:

Brock Built, LLC is working on a revised site plan and updated traffic study based upon feedback from the public input meeting. Because of the complexity of the project, the site plan revisions have taken longer than expected. In order to ensure the city has time to fully evaluate any changes, Brock Built requests that the annexation, rezoning and variance cases related to the above-described property be continued to next month. Please let me know if you need any additional information regarding this request.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink that reads "Parks F. Huff".

Parks F. Huff  
Attorney for the Applicant  
[phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)

PFH/jcc  
Attachment

# ITEM REPORT

**AGENDA ITEM NUMBER: VI.B.**



**FROM:** Nancy Moon, Community Development Director

**MEETING DATE:** January 15, 2026

**AGENDA ITEM:** 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**

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## **EXECUTIVE SUMMARY:**

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## **FISCAL IMPACT:**

N/A

## **ATTACHMENTS:**

1. Location Map
2. Color Site Plan
3. Site Plan
4. Deferral Request

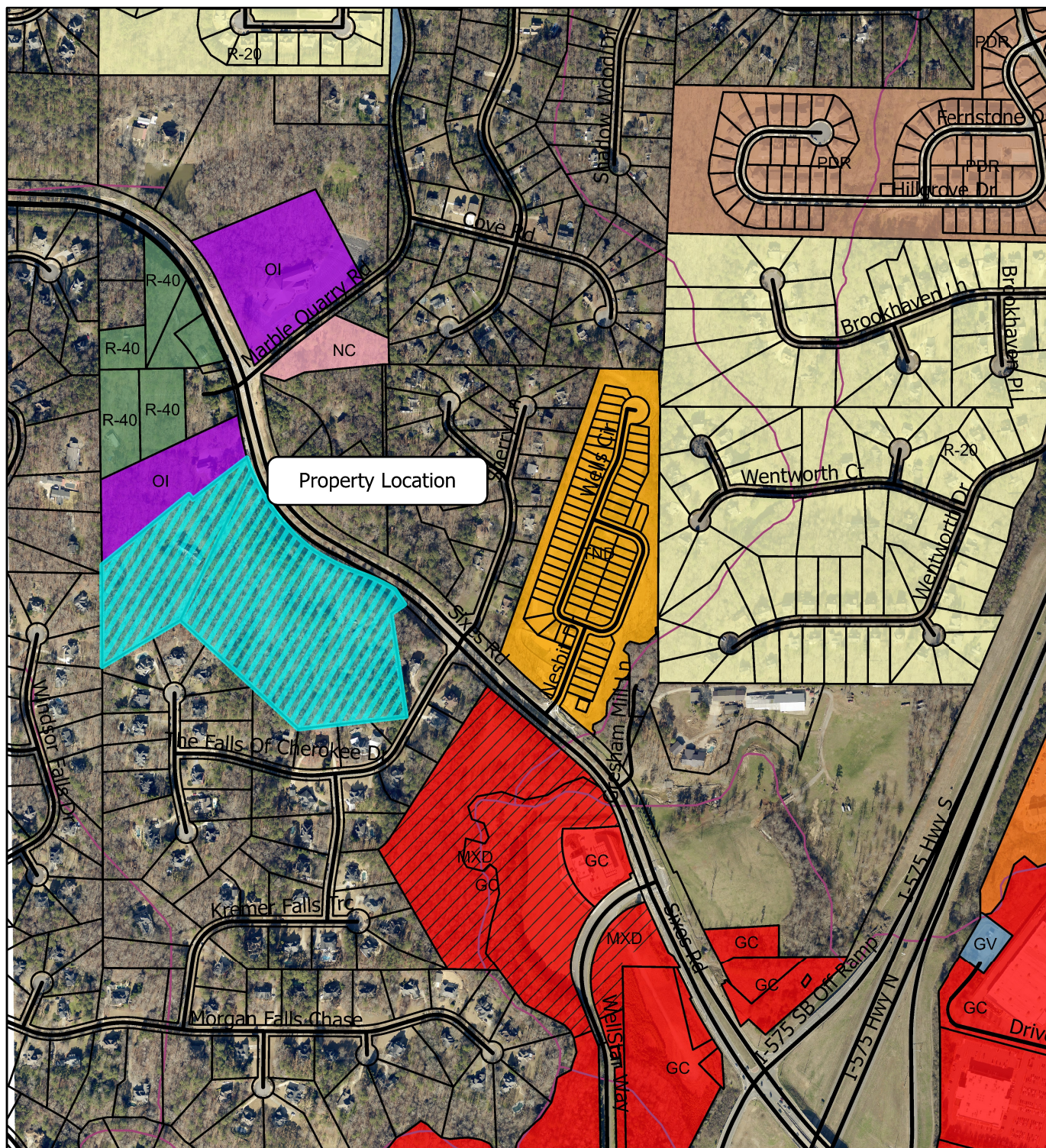
## **RECOMMENDATION:**

N/A

## **CONCURRENCES:**

N/A

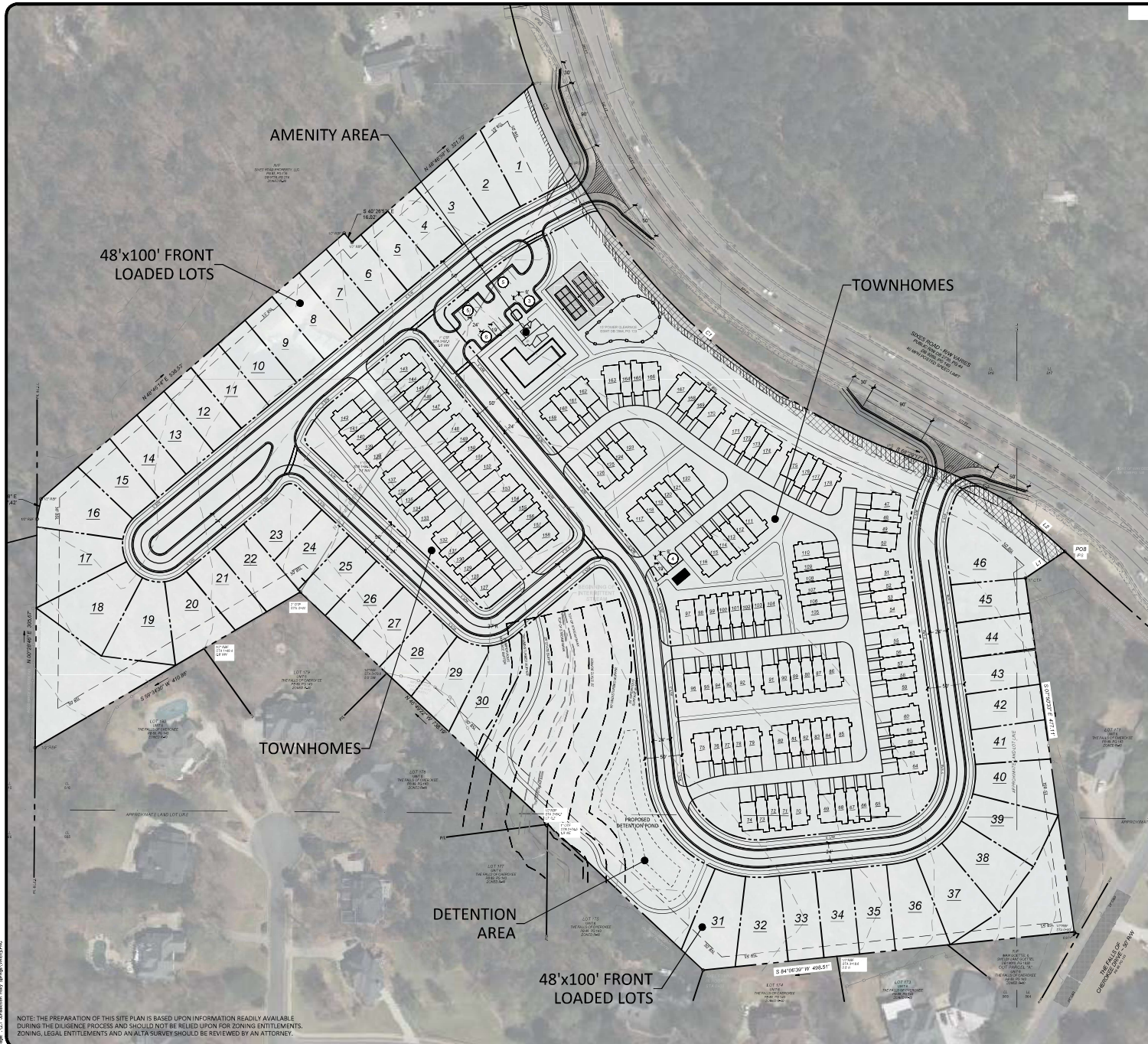
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VICINITY MAP

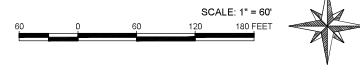
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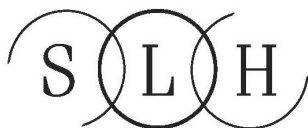
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Parks F. Huff  
Attorney for the Applicant  
[phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)

PFH/jcc  
Attachment

# ITEM REPORT

**AGENDA ITEM NUMBER: VI.C.**



**FROM:** Nancy Moon, Community Development Director

**MEETING DATE:** January 15, 2026

**AGENDA ITEM:** 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**

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## **EXECUTIVE SUMMARY:**

Applicant, Brock Built Homes, LLC, has requested annexation and rezoning of 19.9 +/- acres located off of Sixes Road, Cherokee County, GA, tax parcels 063 and 064 of tax plat 15N09. The property is zoned R-40 in the County and the applicant proposes to rezone the property to TND, Traditional Neighborhood Development. The proposed development consists of 46 single-family detached homes and 132 single-family townhomes (attached units) with a proposed density of 8.94 units per acre. An amenity area is planned with a clubhouse, swimming pool, and racquetball courts. This application is to request the following variances:

- i. Eliminate the 40' zoning buffer between PDR/TND and R-40 districts per Article 9: Buffer Requirements, 9.4 Minimum Buffer Width Between Abutting Districts.
- ii. Reduce the minimum lot size from 5,000 SF to 4,800 SF within the TND District per Article 7: Planned Development Districts, Table 7.01 Planned Development District Dimensional Standards.
- iii. Reduce the Side setback from 5 feet to 2 feet on Lot #30 within the TND District per Article 7: Planned Development Districts, Table 7.01 Planned Development District Dimensional Standards.
- iv. Reduce the street side setback from 30 feet (ROW) and 80 feet (Centerline) to 14 feet (ROW) and 29 feet (Centerline) per Article 7: Planned Development Districts, Table 7.01 Planned Development District Dimensional Standards.
- v. Reduce the 50 ft. undisturbed Holly Springs Stream Buffer for the road and sidewalk near Lot #30.

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

1. Location Map
2. Color Site Plan
3. Site Plan
4. Deferral Request

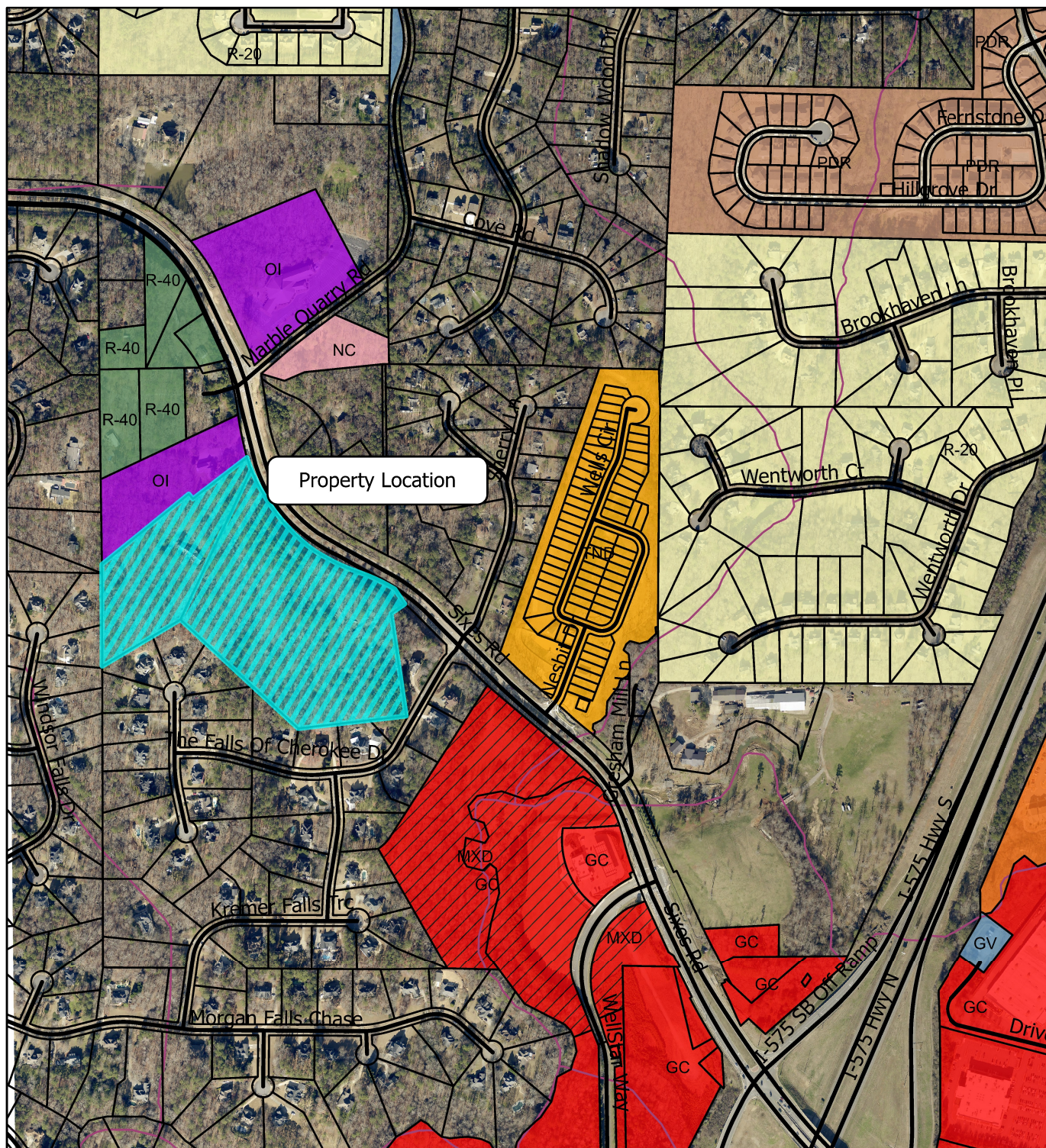
**RECOMMENDATION:**

N/A

**CONCURRENCES:**

N/A

# A-04-2025/MA-09-2025 V-04-2025 Location Map



— Railroad

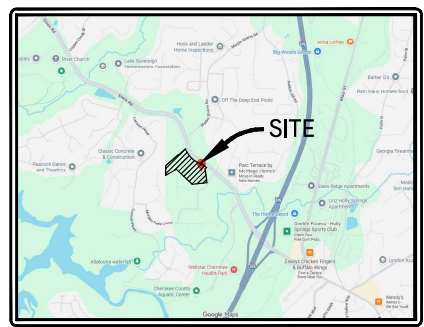
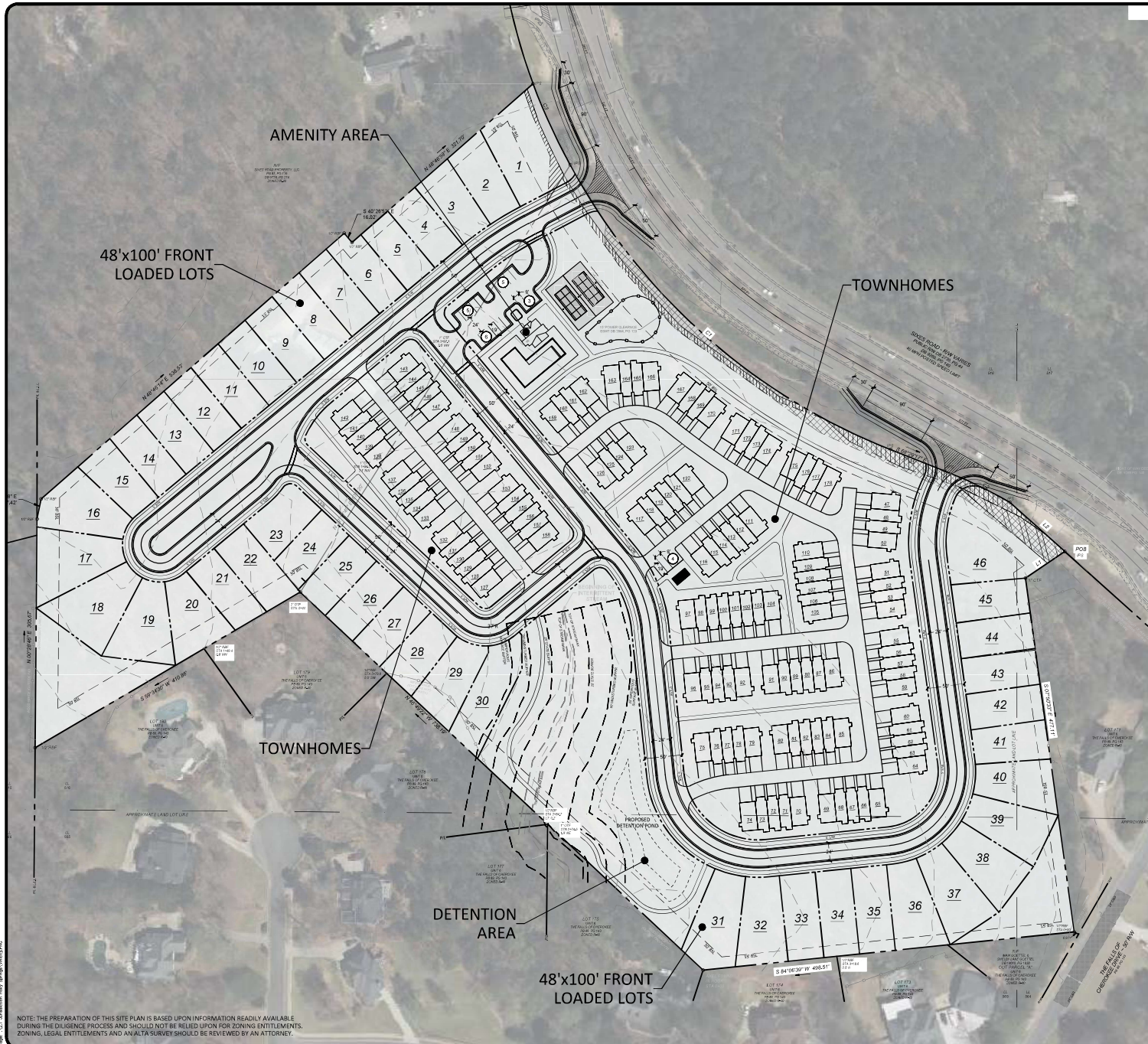
Zoning 2025

ZONING

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0 250 500 1000 1500 Feet



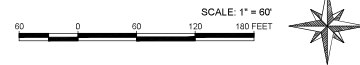


VICINITY MAP

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SITE DATA LEGEND		
Zoning Use Allowed	Existing/Rea' R-40	Proposed TND
Single Family Residential (48'x100' Front Loaded Lots)		Yes
<b>RESIDENTIAL LOT COUNT</b>		
Townhomes		132 (74%)
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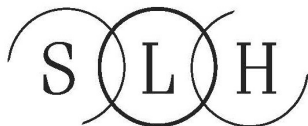


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Attorney for the Applicant  
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PFH/jcc  
Attachment

# ITEM REPORT

**AGENDA ITEM NUMBER: VI.D.**



**FROM:** Nancy Moon, Community Development Director

**MEETING DATE:** January 15, 2026

**AGENDA ITEM: ORD-1-2026**, proposed adoption of the Official Holly Springs Zoning Map.

---

## **EXECUTIVE SUMMARY:**

The 2026 Zoning Map has been updated with all changes through December 31, 2025 and is proposed for adoption.

## **FISCAL IMPACT:**

N/A

## **ATTACHMENTS:**

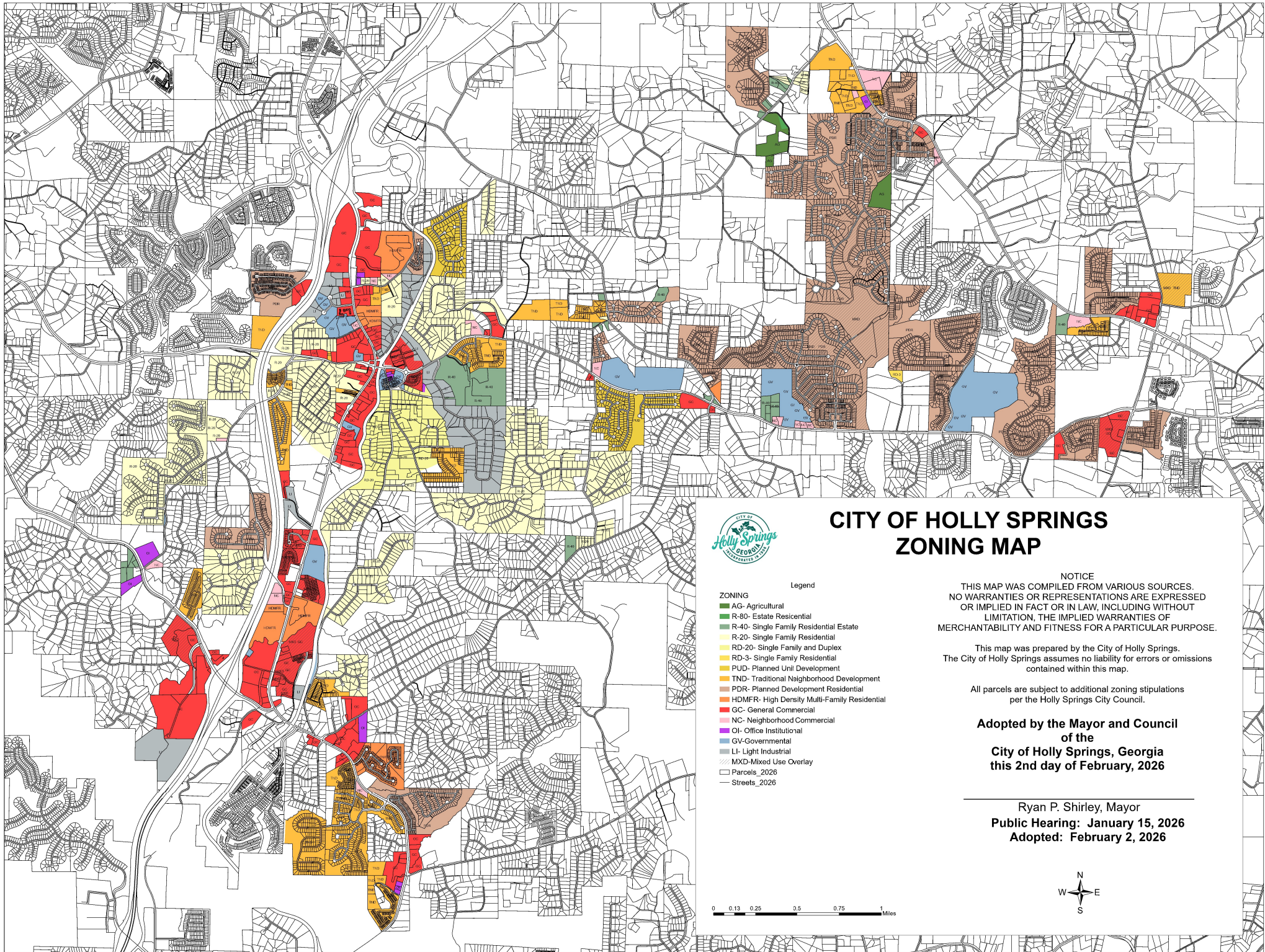
1. 2026 Zoning Map

## **RECOMMENDATION:**

The staff recommendation is approval of the 2026 Zoning Map.

## **CONCURRENCES:**

City Manager



# CITY OF HOLLY SPRINGS ZONING MAP

- ZONING**
- AG- Agricultural
  - R-80- Estate Residential
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Legend

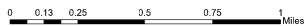
**NOTICE**  
THIS MAP WAS COMPILED FROM VARIOUS SOURCES. NO WARRANTIES OR REPRESENTATIONS ARE EXPRESSED OR IMPLIED IN FACT OR IN LAW, INCLUDING WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

This map was prepared by the City of Holly Springs. The City of Holly Springs assumes no liability for errors or omissions contained within this map.

All parcels are subject to additional zoning stipulations per the Holly Springs City Council.

**Adopted by the Mayor and Council  
of the  
City of Holly Springs, Georgia  
this 2nd day of February, 2026**

Ryan P. Shirley, Mayor  
Public Hearing: January 15, 2026  
Adopted: February 2, 2026



**City of Holly Springs  
Planning and Zoning Commission Public Hearing Minutes  
November 13, 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:** City Manager Robert H. Logan, Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Casey Barton, Lieutenant Naveed Barbar, and 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 Norris read the public hearing rules.

**III. OLD BUSINESS/PUBLIC HEARING**

None.

**IV. NEW BUSINESS/PUBLIC HEARING**

- A. **MA-08-2025**, applicant EC New Vision Georgia, LLC requests rezoning of 3.97 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 238 of tax plat 15N14, from LI, Light Industrial, to TND, Traditional Neighborhood Development.

Brianna Garcia, representing EC New Vision Georgia, LLC / Epcon Communities, addressed the Commission. Ms. Garcia spoke about the planned 17-unit extension to the current development, The Courtyards of Redbud Lane. Ms. Garcia presented slides that showed the planned expansion of the 17 detached single-family homes for sale, highlighting the product and the project site. Ms. Garcia also stated that a variance is being requested for a front setback of 3.5 feet for only the single Lot 1 unit. Ted Turner, also representing the applicant, spoke regarding the improvements to Hickory Road at Arthur Road. Mr. Turner said that they are working with the City on the intersection improvements.

Community Development Director Nancy Moon addressed the Commission. Ms. Moon stated that this site is currently the Thomas Concrete plant. Ms. Moon said that the City has received complaints over the years regarding the concrete dust, etc., so the addition of 17 homes there will improve the area. Ms. Moon explained the stipulations for the extension are the same as they were for the original development, and there will be pedestrian access that will allow connection to the amenities for the neighborhood. The school system agreed to the school mitigation fee of \$392.00 per unit. Ms. Moon said that staff does

recommend the approval of the request to rezone with staff stipulations.

Chairman Dekker made a motion to approve with staff stipulations, including a variance for a setback of 3.5 feet for lot 1. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. **CUP-02-2025**, applicant, Akbar Bhayani, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 727 Hickory Road, Holly Springs, GA, tax parcel 245 of tax plat 15N14.

The applicant, Akbar Bhayani, addressed the Commission and requested the approval to sell THC products and stated that he does have a Georgia state license to sell THC. Mr. Bhayani said that he does sell the THC products currently and confirmed that his business is a gas station.

Community Development Director Nancy Moon stated that this applicant is requesting to add the sale of THC to his business license. Ms. Moon reminded the Commission that there have been recent amendments to the state law and city ordinance regarding these products. Ms. Moon said the Commission's options are to approve the CUP in full to sell all CBD, THC, Hemp, and Tobacco products, or to approve the CUP for the sale of Tobacco and CBD and deny the sale of Hemp and THC, or to deny the CUP request for sale of THC and Hemp, but grandfather the sale of Tobacco and CBD with the grandfathered uses staying nonconforming. Ms. Moon said that no recommendation to the City Council is an option also. Ms. Moon said that the staff recommendation is to deny the Conditional Use Permit request to add THC to the business license but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Commission Member Huminski made a motion to deny the Conditional Use Permit request to add THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD. Chairman Dekker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- C. **CUP-03-2025**, applicant, Prayog Inc., requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2240 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 097H of tax plat 15N14.

Pragnesh Patel, representing Prayog Inc., addressed the Commission. Mr. Patel said that he does have a CBD and THC license from the state. Mr. Patel asked for approval of the Conditional Use Permit.

Community Development Director Nancy Moon said that this establishment is an ancillary use under the name of PJ's Hop-In. Ms. Moon said that the staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Chairman Dekker made a motion to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit

for the grandfathered uses of Tobacco and CBD. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- D. **CUP-04-2025**, applicant, James M. O'Rourke, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 5335 Holly Springs Parkway, Suite 103, Holly Springs, GA, tax parcel 081 of tax plat 15N15A.

James O'Rourke addressed the Commission. Mr. O'Rourke said that the THC product is being sold in all of the surrounding cities. Mr. O'Rourke stated that as a store owner he would sell the products in the safest way.

Community Development Director Nancy Moon stated that this establishment is a primary use under the name of Ole 5 Vapor. Ms. Moon said that the Conditional Use Permit request is to add the sale of Hemp and THC to their existing business license. The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Chairman Dekker made a motion to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- E. **CUP-05-2025**, applicants, Steven Hershey and Jacob Menard, request a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 6115 Hickory Flat Highway, Suite 104, Holly Springs, GA, tax parcel 155F of tax plat 15N26.

Steven Hershey and Jacob Manard, the applicants, addressed the Commission. Mr. Hershey stated that they are primarily a vape shop, but they do sell the THC product. Mr. Hershey said THC is sold mostly to older people with anxiety. Mr. Hershey said that his establishment only obtains their products from the most reputable companies. Mr. Manard added that their establishment is an upstanding store that has the staff educated on the laws and has always denied sales to underage people.

Community Development Director Nancy Moon stated that this establishment is a primary use under the name of Maximum Vapor. Ms. Moon said that the Conditional Use Permit request is to add the sale of Hemp and THC to their existing business license. The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Chairman Dekker made a motion to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD. Commission Member Norris seconded the motion. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- F. **CUP-06-2025**, applicant, Dennie Blackburn, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2200 Holly Springs Parkway, Holly Springs, GA, tax parcel 301 of tax plat 15N14.

The applicant was not present for the case. Commission member Norris motioned to defer. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- G. **CUP-07-2025**, applicant, Jonathan Davis, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 6244 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 106E of tax plat 15N16.

John Davis, the applicant, spoke and stated that he has two more years on his lease for his business, Delta Depot. Mr. Davis said that if his Conditional Use Permit does not get approved, it will ruin his business. Mr. Davis said that the CBD is 20% of his business, and the THC is the other 80% of his business.

Holly Springs businessman, Dr. Timothy Benich, spoke to the Commission to receive clarity regarding the case for Delta Depot. Dr. Benich received a notice from the City regarding the case because he is an adjacent property owner.

Community Development Director Nancy Moon stated that this establishment is a primary use under the name of Delta Depot. Ms. Moon said the Conditional Use Permit request is to add the sale of Hemp and THC to their existing business license. The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Chairman Dekker made a motion to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- H. **CUP-08-2025**, applicant, Tanisha Damani, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 2619 Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 93N00.

Applicant Tanisha Damani addressed the Commission. Mr. Damani asked some questions of the Commission and staff that were discussed and answered. Mr. Damani expressed concerns about losing sales of other products in his store that someone would pick up other items when stopping to buy the THC products.

Community Development Director Nancy Moon stated that this establishment is an ancillary use under the name of Holly Kwick Mart. Ms. Moon said the Conditional Use Permit request is to add the sale of Hemp and THC to their existing business license. The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Chairman Dekker made a motion to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

I. August 14, 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 4, No 0, Abstained 0.

J. October 23, 2025 Planning and Zoning Work Session Meeting Minutes.

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

**V. REPORTS/COMMENTS**

Community Development Director Nancy Moon advised the Commission that the December 11, 2025 meeting will now be a work session for the January 15, 2026 cases and the December 18, 2025 meeting will be a public hearing for the December cases. Ms. Moon also confirmed that all the current commissioners present will be willing to continue being on the commission next year.

**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

**City of Holly Springs  
Planning and Zoning Commission Work Session Minutes  
November 20, 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:** 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**

Commission Member Adams read the work session guidelines.

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

- A. **A-03-2025**, applicants, Rebecca Eadie and Suzanne Graham, request annexation of 4.22 +/- acres located off of Hembredge Road, Cherokee County, GA, tax parcel 002 of tax plat 15N14C, and tax parcels 025 and 026 of tax plat 15N13D.

Community Development Director Nancy Moon addressed the Commission and said that this property is currently within the county, but the applicant would like to annex it into the City of Holly Springs.

- B. **MA-07-2025**, applicants, Rebecca Eadie and Suzanne Graham, request rezoning of 4.22 +/- acres located off of Hembredge Road tax parcel 002 of tax plat 15N14C from GC, General Commercial (County) to GC, General Commercial (City) and tax parcels 025 and 026 of tax plat 15N13D from R-20, Single Family Residential (County) to GC, General Commercial (City).

Community Development Director Nancy Moon informed the Commission that the applicants are proposing to rezone all parcels of this property to GC, General Commercial, to better market it. Ms. Moon said that currently one parcel is zoned GC, General Commercial, and the other two parcels are zoned R-40, Single Family Residential.

- C. **DW-01-2025**, applicant, Idletown Development Inc., requests a design waiver from the requirements of the Holly Springs Development Regulations, Section 4.0 Residential and Non-Residential Development Standards, 4.22 Mailbox Kiosk, C. Design Standards, for property located off of Palm Street, Holly Springs, GA, tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A.

Community Development Director Nancy Moon said that this is regarding a mailbox kiosk within the Idletown Subdivision. Ms. Moon stated that the developers have already installed the kiosk at their own risk because it is made of metal and the City does not permit that as it is not aligned with the City standards. Ms. Moon said that the developers have put a brick base on the structure and painted the brick white.

- D. **V-03-2025**, applicant, Underwood Scoggins, LLC on behalf of PR Land Investments, LLC, requests a variance from the Holly Springs Zoning Ordinance, Article 9, Buffer Requirements, and Article 5, District Uses and Regulations, 5.2-5 High Density Multi-Family Residential, D – Height, Area and Bulk Regulations for property located off of New Light Road, Holly Springs, GA, tax parcel 390 of tax plat 15N20.

Community Development Director Nancy Moon stated that this property is adjacent to Sagebrooke subdivision and is triangular in shape. Ms. Moon said that this property came into the City from the county many years ago and the City zoned it HDMR, High Density Multi-Family Residential. Ms. Moon said that the developer is planning to build detached townhomes for sale. Ms. Moon described each requested variance and how it would affect the development and the adjacent property.

**V. REPORTS/COMMENTS**

None.

**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.

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Adrian Dekker, Chairman

Attested:

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Tracey Chambers  
Community Development Coordinator

**City of Holly Springs  
Planning and Zoning Commission Work Session Minutes  
December 11, 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:** City Manager Robert H. Logan, Community Development Director Nancy Moon, Laura Rollins 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 Work Session Meeting to order.

**II. WORK SESSION GUIDELINES**

Chairman Dekker read the work session guidelines.

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

- 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.

Community Development Director Nancy Moon stated that this property is currently in the county, and the applicant would like to annex into the City of Holly Springs.

- 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).

Community Development Director Nancy Moon stated that this property is zoned R-40 in the County, and the applicant would like to rezone the property to TND, Traditional Neighborhood Development. Ms. Moon said that the proposed development would consist of 46 single-family detached homes and 132 single-family townhomes with a proposed density of 8.94 units per acre. Ms. Moon said that there would be an amenity area that would include a clubhouse, swimming pool and racquetball courts.

- 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.

Community Development Director Nancy Moon said that the applicant has requested several variances. Ms. Moon said that the applicant is requesting a variance to eliminate the 40' zoning buffer between PDR/TND and R-40 districts per Article 9: Buffer Requirements, 9.4 Minimum Buffer Width Between Abutting Districts. Ms. Moon said that the applicant is requesting a variance to reduce the minimum lot size from 5,000 SF to 4,800 SF within the TND District per Article 7: Planned Development Districts, Table 7.01 Planned Development District Dimensional Standards. Ms. Moon said that the applicant is requesting a variance to reduce the side setback from 5 feet to 2 feet on Lot #30. Ms. Moon said that the applicant is requesting a variance to reduce the street side setback from 30 feet (ROW) and 80 feet (Centerline) to 14 feet (ROW) and 29 feet (Centerline). Ms. Moon said that the applicant is requesting a variance to reduce the 50 ft. undisturbed Holly Springs Stream Buffer for the road and sidewalk near Lot #30. Ms. Moon added that a traffic study for this case will be in the public hearing packet.

**V. REPORTS/COMMENTS**

None.

**VI. ADJOURNMENT**

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

Respectfully submitted.

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Adrian Dekker, Chairman

Attest:

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Tracey Chambers  
Community Development Coordinator

**City of Holly Springs  
Planning and Zoning Commission Public Hearing Minutes  
December 18, 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:** City Manager Robert H. Logan, Community Development Director Nancy Moon, Audrey Conley with the City Attorney's Office, Lieutenant Naveed Barbar and 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 Norris read the public hearing rules.

**III. OLD BUSINESS/PUBLIC HEARING**

- A. **CUP-06-2025**, applicant, Dennie Blackburn, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2200 Holly Springs Parkway, Holly Springs, GA, tax parcel 301 of tax plat 15N14.

Community Development Director Nancy Moon informed the Commission that the case was postponed from the previous meeting because the applicant failed to appear. Ms. Moon said that this business is requesting to amend their business license to include the sale of Hemp. Ms. Moon reviewed the framework for the decision.

Chairman Dekker made a motion to deny the Conditional Use Permit request to add Hemp to the business license but allow grandfathered uses of Tobacco and CBD. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

**IV. NEW BUSINESS/PUBLIC HEARING**

- A. **A-03-2025**, applicants, Rebecca Eadie and Suzanne Graham, request annexation of 4.22 +/- acres located off of Hembredge Road, Cherokee County, GA, tax parcel 002 of tax plat 15N14C, and tax parcels 025 and 026 of tax plat 15N13D.

Community Development Director Nancy Moon stated that the applicants are requesting to annex the property into the City of Holly Springs.

Vice Chairman Grayeski made a motion to approve. Commission Member Norris seconded the motion. Motion carried. Yes 3, No 1, Abstained 0. Commission Member Eric Huminski voted no.

- B. **MA-07-2025**, applicants, Rebecca Eadie and Suzanne Graham, request rezoning of 4.22 +/- acres located off of Hembredge Road tax parcel 002 of tax plat 15N14C from GC, General Commercial (County) to GC, General Commercial (City) and tax parcels 025 and 026 of tax plat 15N13D from R-20, Single Family Residential (County) to GC, General Commercial (City).

Community Development Director Nancy Moon said that the applicants are requesting to rezone all three parcels to GC, General Commercial, for better marketability. Ms. Moon reviewed the surrounding zoning, businesses, and neighborhoods. Ms. Moon stated that the county objected to rezoning the two parcels that are currently zoned R-20, Single Family Residential, and the county voted to invoke the arbitration process from the Georgia Department of Community Affairs. Ms. Moon said the Georgia Department of Community Affairs has invoked the arbitration process. Ms. Moon said per state law, public hearings can be held, recommendations can be made, but the City Council cannot make a final decision until the arbitration process is completed. Ms. Moon said that staff does recommend annexing and rezoning the property with stipulations.

The applicant, Rebecca Eadie, spoke and said that her family moved into the neighborhood in 1968. Ms. Eadie addressed the significant changes and development the area has undergone over the last 58 years and stated that the county suggested that the applicants rezone the two residential lots to GC, General Commercial, and use them as a buffer. Ms. Eadie asked that the Commission recommend approval of their applications.

County resident Louise Keith of 264 Hembredge Drive had concerns regarding traffic, noise, and environmental impact.

Vice Chairman Grayeski made a motion to extend the public hearing by ten minutes. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

County resident Kathy Stone of 373 Mountainview Circle had concerns regarding the environment, the notification of the meeting, and commercial traffic.

County resident Garrett Clark of 330 Mountainview Circle had concerns regarding the environmental impact.

County resident Jane Isenbletter of 119 Mountainview Circle had concerns regarding the environmental impact and commercial traffic.

Applicant Rebecca Eadie addressed the concerns.

Commission Member Huminski made a motion to approve with staff stipulations and parcels 025 and 026 of tax plat 15N13D remain as undisturbed buffers. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- C. **DW-01-2025**, applicant, Idletown Development Inc., requests a design waiver from the requirements of the Holly Springs Development Regulations, Section 4.0 Residential and Non-Residential Development Standards, 4.22 Mailbox Kiosk, C. Design Standards, for property located off of Palm Street, Holly Springs, GA, tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A.

Community Development Director Nancy Moon stated that the developer of the Idletown neighborhood was informed that the mailbox kiosk did not meet the design standards. Ms. Moon said that the developer chose to construct the kiosk without approval.

The applicant, Doug Patten, addressed the Commission regarding the kiosk design. Mr. Patten detailed the functional advantages of the current kiosk and asked to move forward with it as is.

Chairman Dekker made a motion to deny the request. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- D. **V-03-2025**, applicant, Underwood Scoggins, LLC on behalf of PR Land Investments, LLC, requests a variance from the Holly Springs Zoning Ordinance, Article 9, Buffer Requirements, and Article 5, District Uses and Regulations, 5.2-5 High Density Multi-Family Residential, D – Height, Area and Bulk Regulations for property located off of New Light Road, Holly Springs, GA, tax parcel 390 of tax plat 15N20.

Community Development Director Nancy Moon explained that this is a variance request and not a rezoning case. Ms. Moon said that the zoning will not be changing for this property because the zoning was determined by the county in 1992 to allow 10 units per acre. Ms. Moon explained that when the property was annexed into Holly Springs in 2002, the zoning was grandfathered to allow 10 units per acre. Ms. Moon detailed the variance requests for this case.

Alice Price, representing the applicant, provided a presentation featuring aerial photographs to illustrate the specific location and impact of each requested variance.

Michael Miller, representing the applicant, said that the planned development of 23 townhomes represents a 23% decrease in density compared to what is currently permitted under the property's zoning. Mr. Miller said that he is prepared to put fences on parts of the property that are adjacent to surrounding residential lots. Mr. Miller went on to describe the for-sale development and the streetscape design.

Holly Springs resident Ellen Sandoval of 153 Alaina Road had concerns regarding stormwater, traffic, noise levels.

Cherokee County resident Tabitha Whitlark of 675 Page Place had concerns regarding the amount of rapid development in the area.

Cherokee County resident Perrnell Elkhardt-Wilson of 205 Whitestone Drive had concerns regarding the development not being compatible with the surrounding neighborhood, the density, traffic safety, disturbing the environmental habitat and the buffer.

Cherokee County resident Cordelia Richards of 207 Whitestone Drive had concerns regarding the buffer.

Cherokee County resident Glen Richards of 207 Whitestone Drive had concerns regarding the site plan and elevations.

Holly Springs resident Daniel Purdy of 110 Madison Street had concerns regarding the traffic flow.

Commission Member Huminski made a motion to extend the public hearing by ten minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Cherokee County resident Karen Kaplan of 791 Peardon Court had concerns regarding the trees being taken down for developments to be built and density.

Holly Springs resident Dwight Mosses of 149 Alaina Road had concerns regarding traffic and the runoff from the variances.

Holly Springs resident Mike Stott of 218 Madison Street had concerns regarding traffic and the ten-foot buffer.

Holly Springs resident Tracy Pace of 105 Alaina Road had concerns regarding traffic, lighting and infrastructure.

Commission Member Huminski made a motion to extend the public hearing by five minutes. Chairman Dekker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Holly Springs resident Tony Crimi of 117 Alaina Road had concerns regarding the buffer and the home values.

Cherokee County resident Lorana Jose-Maria of 201 Whitestone Drive had concerns regarding the density.

Holly Springs resident Sean Wilson of 156 Alaina Road had concerns regarding traffic, the buffer, density and impact to the Sagebrooke community.

Commission Member Huminski made a motion to extend the public hearing by

five minutes. Chairman Dekker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Cherokee County resident Sky Simone of 203 Whitestone Drive had concerns regarding the impact on the environment, potential increases in noise and crime, and the effects of increased density on the community.

Alice Price, representing the applicant, addressed the concerns. Ms. Price pointed out that the builder is using less density than what the zoning allows and there will be high-quality privacy fences built.

Michael Miller, representing the applicant, addressed concerns regarding drainage and stormwater issues that were brought up by the public.

Chairman Dekker made a motion to approve with staff recommendation plus a stipulation that a six-foot privacy fence be added on the sides that face either of the surrounding neighborhoods. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 3, No 1, Abstained 0. Commission Member Eric Huminski voted no. None abstained.

**V. REPORTS/COMMENTS**

Community Development Director Nancy Moon stated that the next Planning and Zoning meeting will be January 15, 2026 at 6 p.m. and training will be held prior to the public hearing at 5 p.m.

**VI. ADJOURNMENT**

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

Respectfully submitted.

Attest:

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Adrian Dekker, Chairman

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Tracey Chambers  
Community Development Coordinator