

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.

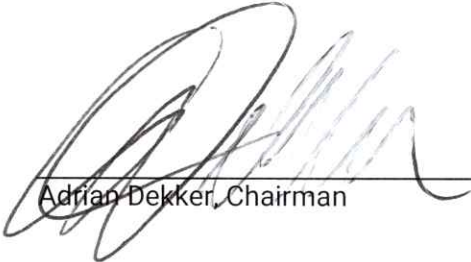
VI. ADJOURNMENT

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.

Attested:


Tracey Chambers
Community Development Coordinator


Adrian Dekker, Chairman