

**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 amenity 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 spoke about each of the 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.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator