

**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 Developer 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 Pernell 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 butter.

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 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.



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Adrian Dekker, Chairman

Attest:



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Tracey Chambers  
Community Development Coordinator