



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, February 12, 2026 | 6:00 PM

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

AGENDA

- I. OATH OF OFFICE FOR MIKE GRAYESKI
- II. CALL TO ORDER
- III. PUBLIC HEARING RULES
- IV. OLD BUSINESS/PUBLIC HEARING
- V. NEW BUSINESS/PUBLIC HEARING
 - A. A-04-2025, applicant requests annexation of 19.9 +/- acres located off of Sixes Road, Cherokee County, GA, tax parcels 063 and 064 of tax plat 15N09.—
WITHDRAWN
 - B. MA-09-2025, applicant 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15N09, from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City).—**WITHDRAWN**
 - 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(1) for property located off of Sixes Road, Cherokee County, GA, tax parcels 063 and 064 of tax plat 15N09.—**WITHDRAWN**
 - D. **MA-01-2026**, applicant, First Baptist Church of Woodstock, requests rezoning of 4.71 +/- acres located off of Hickory Road, tax parcel 051A of tax plat 15N26 from GC, General Commercial, to GC, General Commercial and MXD, Mixed Use Overlay.
 - E. **V-02-2026**, applicant, First Baptist Church of Woodstock, requests a variance from the Holly Springs Zoning Ordinance, Article 9: Buffer Requirements for 4.71 +/- acres located off of Hickory Road, tax parcel 051A of tax plat 15N26.
 - F. January 15, 2026 Planning and Zoning Work Session Meeting minutes.

G. January 29, 2026 Planning and Zoning Work Session Meeting minutes.

VI. REPORTS/COMMENTS

VII. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: V.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: February 12, 2026

AGENDA ITEM: MA-01-2026, applicant, First Baptist Church of Woodstock, requests rezoning of 4.71 +/- acres located off of Hickory Road, tax parcel 051A of tax plat 15N26 from GC, General Commercial, to GC, General Commercial and MXD, Mixed Use Overlay.

EXECUTIVE SUMMARY:

Applicant, First Baptist Church of Woodstock, requests rezoning for 4.71 +/- acres located off of Hickory Road, tax parcel 051A of tax plat 15N26, from GC, General Commercial, to GC, General Commercial and MXD, Mixed Use Overlay. The property is currently zoned GC, General Commercial with a daycare and ball field on the property. The applicant is requesting to add MXD, Mixed Use to allow the additional use of a multi-family residential structure, consisting of ten units, on the property for a mixed-use development. The variance request is to allow the driveway to wrap around the building to the eastern side of the property for a circular drive. This driveway would be located within the buffer. No vegetation is currently planted as this property was grandfathered as is when it was annexed.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Proposed Elevations and Location

RECOMMENDATION:

The staff recommendation is approval of the request to rezone to GC and MXD with the following stipulations:

1. Lighting shall be replaced with environmentally sensitive lighting within a period of five

years from the date of final approval by City Council of the rezoning request, with the owner making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.

2. The following uses shall be prohibited:

- a. Adult Entertainment
- b. Agricultural Implement Sales and Service
- c. Ambulance Service
- d. Amusement parks
- e. Animal hospitals/clinics with outdoor kennels
- f. Auditorium
- g. Auto Repair
- h. Auto Service
- i. Big Box Commercial Retail Structures
- j. Boat Sales Facility
- k. Bowling Alley
- l. Brew Pub
- m. Cash, Check Cashing, and Pawn Establishments
- n. CBD and Hemp Oil Retail Establishments
- o. Cellular phone towers
- p. Fast food restaurant with a drive-thru
- q. Funeral Homes and Mortuaries
- r. Go-kart, motor bike track
- s. Laundering Establishments
- t. Membership Club Warehouse
- u. Parking Lot, Automobile
- v. Tattoo Parlors and Body Piercing Establishments
- w. Tire sales with outdoor storage
- x. Used Vehicle Sales, Lease, or Rental

3. Operation of the ball field shall be limited to between the hours of 9:00 a.m. and 9:00 p.m.

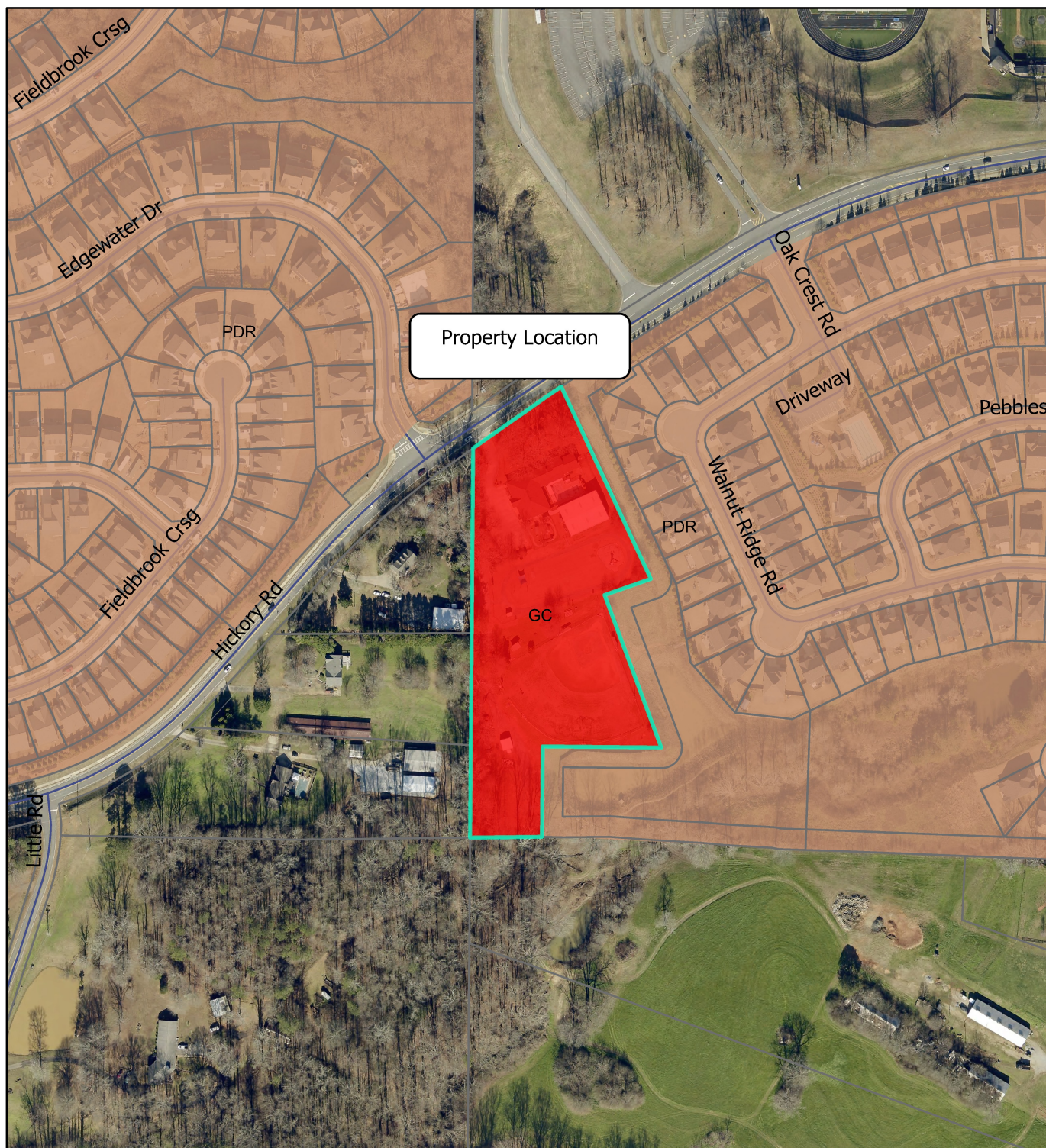
4. Future development shall comply with the regulations of the Holly Springs Zoning Ordinance.

5. The maximum number of units shall be limited to a maximum of 20 with no more than two (2) stories in height.

CONCURRENCES:

N/A

MA-01-2026 V-02-2026 Location Map



Legend

ZONING

- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
- PUD- Planned Unit Development
- TND- Traditional Neighborhood Development
- PDR- Planned Development Residential
- HDMFR- High Density Multi-Family Residential
- GC- General Commercial
- NC- Neighborhood Commercial
- OI- Office Institutional
- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay
- Streets_2026
- Parcels_2026



4360 Hickory Road



ITEM REPORT

AGENDA ITEM NUMBER: V.E.



FROM: Nancy Moon, Community Development Director

MEETING DATE: February 12, 2026

AGENDA ITEM: V-02-2026, applicant, First Baptist Church of Woodstock, requests a variance from the Holly Springs Zoning Ordinance, Article 9: Buffer Requirements for 4.71 +/- acres located off of Hickory Road, tax parcel 051A of tax plat 15N26.

EXECUTIVE SUMMARY:

Applicant, First Baptist Church of Woodstock, requests a variance from the Holly Springs Zoning Ordinance, Article 9: Buffer Requirements, for 4.71 +/- acres located off of Hickory Road, tax parcel 051A of tax plat 15N26. They have also requested rezoning of this property from GC, General Commercial, to GC, General Commercial and MXD, Mixed Use Overlay. The property is currently zoned GC, General Commercial with a daycare and ball field on the property. The applicant is requesting to add MXD, Mixed Use to allow the additional use of a multi-family residential structure, consisting of ten units, on the property for a mixed-use development. The variance request is to allow the driveway to wrap around the building to the eastern side of the property for a circular drive. This driveway would be located within the buffer. No vegetation is currently planted as this property was grandfathered as is when it was annexed.

Per the Holly Springs Zoning Ordinance, Article 9: Buffer Requirements, Section 9.4: Minimum Buffer Width Between Abutting Districts, a 40 ft. buffer is required along the eastern property line. The applicant is requesting relief from the strict enforcement of the buffer in order to have the option of providing a circular drive to ease the traffic pattern throughout the property. Per Article 2: Interpretations and Definitions, Section 2.2: Definitions:

Buffer: A buffer is a portion of a lot, set aside for open space and/or screening purposes...A buffer may contain a barrier, such as a berm, wall or fence, where such additional screening is necessary to achieve the desired level of buffering between various activities.

VARIANCE REQUIREMENTS

The Zoning Ordinance requires the Planning Commission to only issue a variance if the conditions listed below exist:

1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply generally to other buildings, structures, or land in the vicinity.

Each application is evaluated on its own merit and specific circumstances. This request is being requested due to a limitation of the amount of existing usable area on the site as it was previously developed a number of years ago.

2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

The applicant is requesting the variance to be able to create a better traffic pattern for the residents, employees, and end users.

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

All properties located within the GC and MXD zoning districts are bound by the regulations of the Holly Springs Zoning Ordinance and the stipulations approved at the time of rezoning of the property. Each case is evaluated separately. The development is pre-existing, having been originally permitted in Cherokee County, and the approval would not grant privileges that would be denied to other parties.

4. That the condition from which relief or a variance is sought did not result from willful action by the applicant.

As stated previously, the property will be purchased by the church with the existing uses already on the property.

5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

The applicant has requested relief of the buffer requirement in order to install the requested driveway; however, a fence or wall may provide an appropriate screening mechanism for this use. The adjacent property currently has a 40 buffer in place.

6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved.

The request does not pertain to the use of the property, only to the development requirements and does not result in a use that is not permitted.

7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

No negative impacts are anticipated from the variance as proposed.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Site Plan

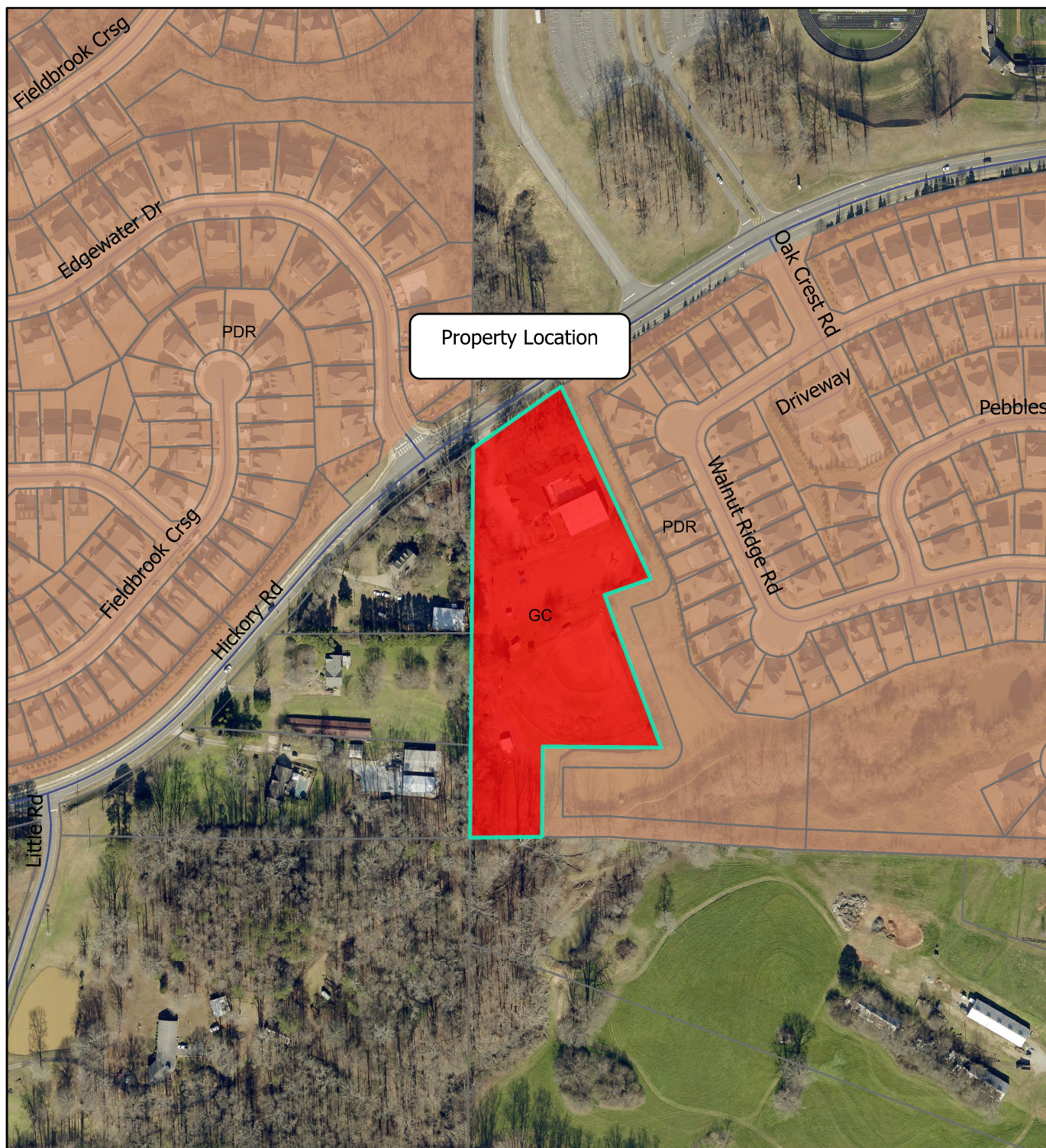
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

MA-01-2026 V-02-2026 Location Map



Legend

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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- OI- Office Institutional
- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay
- Streets_2026
- Parcels_2026



**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
January 15, 2026**

Commission Members Present: Chairman Adrian Dekker, Commission Member Chris Adams, Commission Member Eric Huminski and Commission Member Andy Norris.

Commission Members Not Present: Vice Chairman Mike Grayeski.

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 and Community Development Coordinator Tracey Chambers.

I. OATH OF OFFICE

City Manager Robert H. Logan administered the Oath of Office.

II. ELECTION OF OFFICERS

Commission Member Adams motioned to elect Commission Member Dekker as Chairman. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Chairman Dekker motioned to elect Commission Member Grayeski as Vice Chairman. Commission Member Adams seconded the motion. Motion carried. Yes 4, No 0, Abstained 0

III. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

IV. PUBLIC HEARING RULES

Commission Member Adams read the public hearing rules.

V. OLD BUSINESS/PUBLIC HEARING

None.

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**

Commission Member Adams made a motion to defer item A-04-2025. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- 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**

Chairman Dekker made a motion to defer item MA-09-2025. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- 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**

Chairman Dekker made a motion to defer item V-04-2025. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

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

Commission Member Adams made a motion to approve item ORD-1-2026. Chairman Dekker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- E. November 13, 2025 Planning and Zoning Public Hearing Meeting minutes.

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

- F. November 20, 2025 Planning and Zoning Work Session Meeting minutes.

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

- G. December 11, 2025 Planning and Zoning Work Session meeting minutes.

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

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

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

VII. REPORTS/COMMENTS

None.

VIII. 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.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

DRAFT

City of Holly Springs
Planning and Zoning Commission Work Session Minutes
January 29, 2026

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

Chairman Dekker read the work session guidelines.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

- A. **MA-01-2026**, applicant, First Baptist Church of Woodstock, requests rezoning of 4.71 +/- acres located off of Hickory Road, tax parcel 051A of tax plat 15N26 from GC, General Commercial, to GC, General Commercial and MXD, Mixed Use Overlay.

Community Director Nancy Moon stated that this property is the site of a daycare that was annexed into the City last year. The First Baptist Church of Woodstock is requesting the addition of MXD zoning to allow for a residential structure with 10 units to be built. The units would be used by single moms. The Commission reviewed the location map with Ms. Moon.

- B. **V-02-2026**, applicant, First Baptist Church of Woodstock, requests a variance from the Holly Springs Zoning Ordinance, Article 9: Buffer Requirements for 4.71 +/- acres located off of Hickory Road, tax parcel 051A of tax plat 15N26.

Community Director Nancy Moon said that the request for a variance is to allow for a circular driveway. Ms. Moon and the Commission members discussed the details.

V. REPORTS/COMMENTS

None.

VI. ADJOURNMENT

Vice Chairman Grayeski made a motion to adjourn the meeting. Commission Member Huminski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

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