



# Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers  
3235 Holly Springs Pkwy, Holly Springs, GA 30115  
Thursday, May 14, 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. CALL TO ORDER

### II. PUBLIC HEARING RULES

### III. OLD BUSINESS/PUBLIC HEARING

### IV. NEW BUSINESS/PUBLIC HEARING

- A. **MA-02-2026**, applicant, Roy Cain, requests rezoning of 0.37 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 379 of tax plat 15N20 from R-40, Single Family Residential Estate, to NC, Neighborhood Commercial.
- B. **V-04-2026**, applicant, Roy Cain, requests a variance from Article 5 - District Uses and Regulations, 5.2-6 Neighborhood Commercial, E) Height, Area and Bulk Regulations, Minimum Yard Setbacks, of the Holly Springs Zoning Ordinance for property located off of Hickory Road, Holly Springs, GA, tax parcel 379 of tax plat 15N20.
- C. **V-03-2026**, applicant, Kevin Nguyen, requests a variance from the Holly Springs Zoning Ordinance, Article 19-Design Guidelines for Model Zoning Districts, 19.8 Holly Springs Parkway District Requirements, 19.8-7 Architectural Design, (g), for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D.
- D. **V-05-2026**, applicant, Nichole Oliver with Carmichael Development, requests a variance from Article 5-District Uses and Regulations, 5.2-8 General Commercial, E) Height, Area and Bulk Regulations, Minimum Yard Setbacks, Article 19-Design Guidelines for Model Zoning Districts, 19.8 of the Holly Springs Zoning Ordinance, and Article 20-Mixed Use Development Districts, 20.07 Setback Requirements, for property located off of Heights Parkway, Holly Springs, GA, tax parcel 066B of tax plat 15N15.
- E. February 12, 2026, Planning and Zoning Public Hearing Meeting minutes.
- F. April 23, 2026, Planning and Zoning Work Session Meeting minutes.

### V. REPORTS/COMMENTS

## VI. ADJOURNMENT