

**City of Holly Springs**  
**Planning and Zoning Commission Work Session Minutes**  
**May 28, 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, and Captain Jeff Lance.

**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. **A-02-2026**, applicant, Zaheed Alam, requests annexation of 0.50 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcel 082 of tax plat 15N15.

Community Development Director Nancy Moon said that the applicant is requesting to annex this property into the City of Holly Springs.

- B. **MA-03-2026**, applicant, Zaheed Alam, requests rezoning of 0.50 +/- acres located off of Holly Springs Parkway, Holly Springs GA, tax parcel 082 of tax plat 15N15, from R-40, Single Family Residential Estate (County), to GC, General Commercial (City).

Community Development Director Nancy Moon said that the applicant would like to rezone the property to General Commercial.

- C. **CUP-01-2026**, applicant, Zaheed Alam, requests a conditional use permit for a multi-tenant establishment located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 082 of tax plat 15N15.

Community Director Nancy Moon stated that the applicant has requested a conditional use permit for a multi-tenant building on the property. Ms. Moon stated that the applicant has requested this for retail use. Ms. Moon said that the county did not have any objections to this case.

- D. **A-01-2026**, applicant, Jack Baltar, requests annexation of 23.68 +/- acres located off of Swan Lane, Cherokee County, GA, tax parcel 524A of tax plat 15N20.

Community Development Director Nancy Moon said that the applicant has asked to annex this property into the City of Holly Springs.

- E. **MA-04-2026**, applicant, Jack Baltar, requests rezoning of 23.68 +/- acres off of Swan Lane, Holly Springs, GA, from R-40, Single Family Residential Estate (County), to R-40, Single Family Residential Estate (City).

Community Development Director Nancy Moon said that the applicant is requesting to rezone the property to R-40, Single Family Residential Estate in the City. Ms. Moon stated that the applicant would like to build single family homes on seven lots ranging from 2.19 acres to 5.67 acres. The county did not have any objections to this case.

- F. **ORD-4-2026**, proposed text amendment to the Holly Springs Zoning Ordinance, Article 1: Administration, replace in its entirety.

Community Development Director Nancy Moon said that this proposed text amendment will replace the current Article 1. Ms. Moon stated that there are many changes to be implemented and she discussed some of the changes with the Commission.

**V. REPORTS/COMMENTS**

None.

**VI. ADJOURNMENT**

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

Respectfully submitted.

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Adrian Dekker, Chairman

Attest:

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Tracey Chambers  
Community Development Coordinator