

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