

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
February 12, 2026

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

I. OATH OF OFFICE FOR MIKE GRAYESKI

City Manager Robert H. Logan administered the Oath of Office to Commissioner Grayeski.

II. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order,

III. PUBLIC HEARING RULES

Commission Member Norris read the public hearing rules.

IV. OLD BUSINESS/PUBLIC HEARING

None.

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WITHDRAWN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 —**WITHDRAWN**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 —**WITHDRAWN**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.

Community Development Director Nancy Moon stated that the First Baptist Church of Woodstock, in conjunction with the owner, James Thomas, is requesting rezoning from GC, General Commercial, to GC, General Commercial, and MXD, Mixed Use Overlay. Ms. Moon said that the additional zoning would allow for a multi-family residential structure, consisting of ten units, to be built on the property. Ms. Moon said that there is a daycare and a ball field on the property that will continue to run at this time. Ms. Moon said that staff recommends approval with stipulations.

Commission Member Adams made a motion to approve Item D with conditions. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Community Development Director Nancy Moon stated that the variance is to run a driveway to the eastern side of the property to create a circular drive. Ms. Moon said that the driveway would be within the buffer zone requiring a variance.

Chairman Dekker made a motion to approve Item E. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- F. January 15, 2026, Planning and Zoning Work Session Meeting minutes.

Commission Member Adams made a motion to approve the minutes. Commission Member Huminski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- G. January 29, 2026, 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 5, No 0, Abstained 0.

VI. REPORTS/COMMENTS

None.

VII. ADJOURNMENT

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

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator