

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

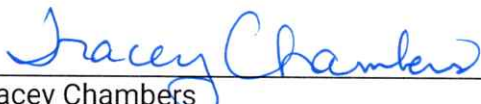
Vice Chairman Grayeski made a motion to adjourn the meeting. Commission Member Huminski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator