

City of Holly Springs
Planning and Zoning Commission Work Session Minutes
April 23, 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 Lieutenant Scott Ryder.

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-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.

Community Development Director Nancy Moon said that the applicant would like to rezone to NC, Neighborhood Commercial, for the development of a commercial office building.

- 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.

Community Development Director Nancy Moon noted that the applicant's proposed site for a commercial office building is triangular, which presents significant developmental challenges. Ms. Moon reviewed the variance request and explained how it would effectively resolve these site issues.

- 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.

Community Development Director Nancy Moon stated that the applicant is seeking a variance to construct a 4,000-square-foot State Farm office building. Ms. Moon said that the proposed design features a flat roof, which deviates from the Holly Springs Zoning Ordinance requiring buildings under 5,000 square feet to have a pitched roof. Ms. Moon said that the project requires an approved variance to proceed as designed.

- 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.

Community Development Director Nancy Moon said that the applicant is requesting a variance for a stairwell that encroaches into the building setback. Ms. Moon said that the stairwell is a requirement to comply with a life safety code for egress.

V. REPORTS/COMMENTS

None.

VI. ADJOURNMENT

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

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator