

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
June 11, 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, Lieutenant Naveed Babar and Officer Kyle Hazlett.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Norris read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

None.

IV. NEW BUSINESS/PUBLIC HEARING

- 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.--**REQUEST TO DEFER.**

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

- 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).--**REQUEST TO DEFER.**

Commission Member Norris made a motion to defer. Commission Member Adams seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.--**REQUEST TO DEFER.**

Commission Member Adams made a motion to defer. Commission Member Norris seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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 would like to annex this property into the City of Holly Springs.

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

- 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 would like to build seven homes on the 23.68 +/- acres of property. Ms. Moon said that Cherokee County did not object to the annexation, but requested stipulations if rezoned. Ms. Moon reviewed all of the surrounding properties in the area. Ms. Moon stated that staff does recommend approval with stipulations regarding the lighting and compliance with the Holly Springs Zoning Ordinance, Article 19- Design Guidelines for Model Districts, specifically the architectural guidelines.

Cherokee County resident Bill Eaton of 780 Swan Lane had concerns regarding traffic and trees.

Cherokee County resident Lori Mullinax of 3200 Hummingbird Drive had concerns regarding water lines and traffic.

Cherokee County resident Jacque Corry of 625 Fawn Ridge had concerns regarding traffic, water lines and construction vehicles damaging the roads.

Cherokee County resident Mariah Corless of 318 Ridgewood Trail had concerns regarding the environment and traffic.

Cherokee County resident Cody Jacobson of 318 Ridgewood Trail had concerns regarding construction vehicles on the roadway in the area.

Commission Member Adams made a motion to extend the public hearing by five minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

The applicant and City staff addressed the concerns.

Commission Member Adams made a motion to approve with staff stipulations and comments. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

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

Chairman Dekker made a motion to defer. Commission Member Adams seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- G. May 14, 2026, Planning and Zoning Public Hearing Meeting Minutes.

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

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.

Attest:



Adrian Dekker, Chairman





Tracey Chambers
Community Development Coordinator