



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, December 11, 2025 | 7:00 PM

Chris Adams | Adrian Dekker - Chair | Mike Grayeski - Vice Chair | Eric Huminski | Andy Norris

AGENDA

I. CALL TO ORDER

II. WORK SESSION GUIDELINES

III. OLD BUSINESS

IV. NEW BUSINESS

- 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.
- 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).
- 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.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: December 11, 2025

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

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. The property is zoned R-40 in the County and the applicant proposes to rezone the property to TND, Traditional Neighborhood Development. The proposed development consists of 46 single-family detached homes and 132 single-family townhomes (attached units) with a proposed density of 8.94 units per acre.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Color Site Plan

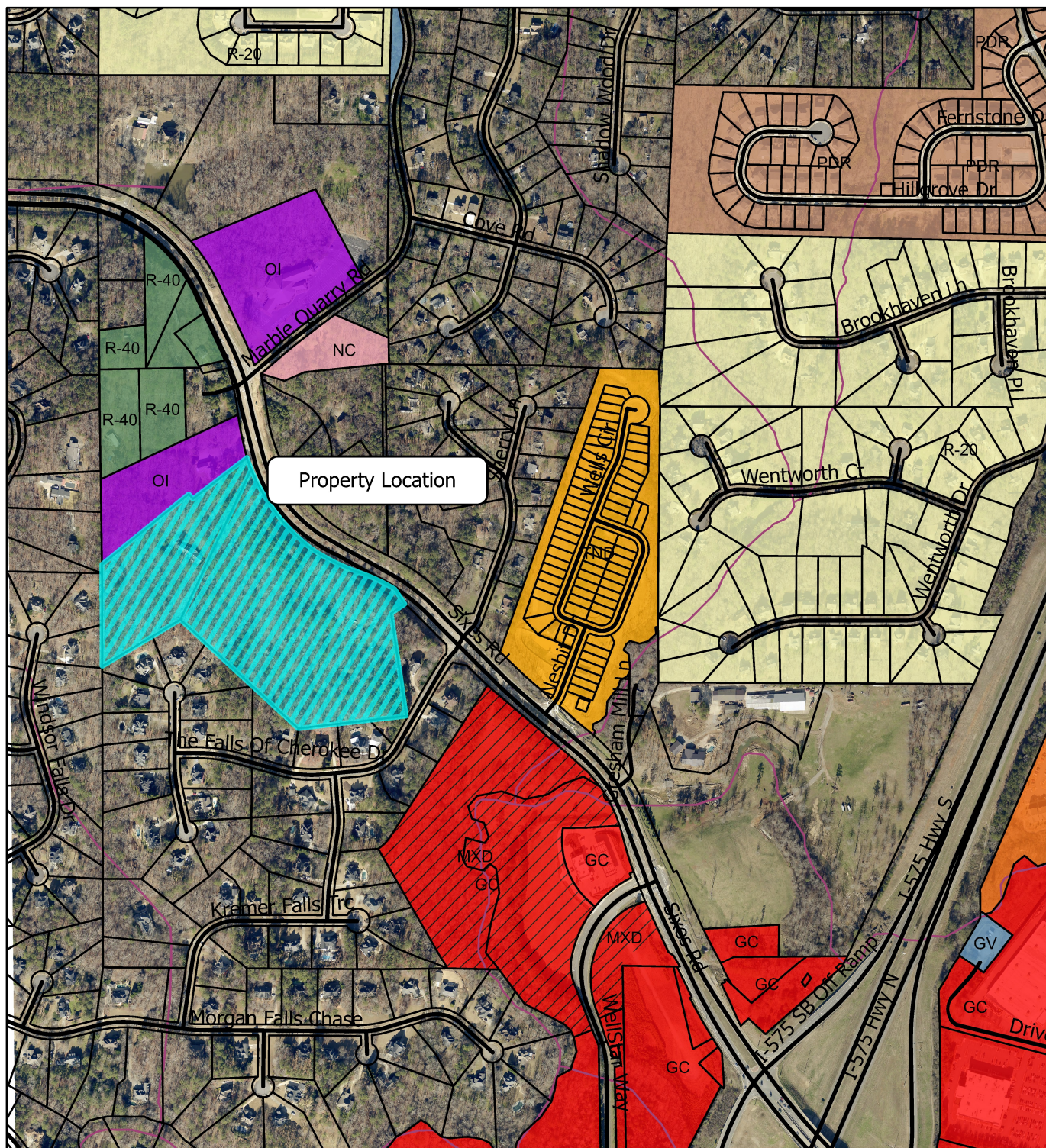
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

A-04-2025/MA-09-2025 V-04-2025 Location Map



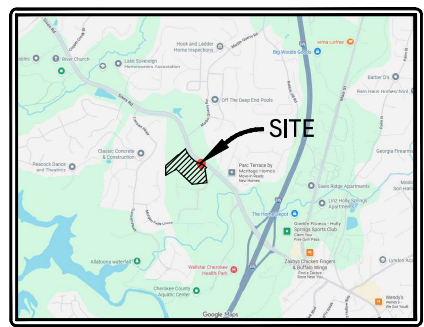
— Railroad

Zoning 2025

ZONING

- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
- PUD- Planned Unit Development
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- HDMFR- High Density Multi-Family Residential
- GC- General Commercial
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- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay
- Parcels_Oct 2025
- Streets_Oct 2025

0 250 500 1000 1500 Feet



VICINITY MAP

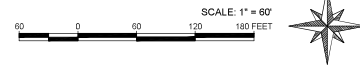
UTILITY LEGEND

UTILITY HATCHES	UTILITY TYPES (HATCHES OVERLAP ON PLAN)
[Hatched pattern]	PERMANENT DRAINAGE EASEMENT DB 3631, PG 45 & 57
[Hatched pattern]	15' POWER CLEARANCE ESMT DB 2864, PG 123
[Hatched pattern]	CONST. AND MAINTENANCE DB 3631, PG 49
[Hatched pattern]	CONST. AND MAINTENANCE DB 3631, PG 60
[Hatched pattern]	PERMANENT CONSTRUCTION EASEMENT DB 9269, PG 144

SITE DATA LEGEND

	Existing/Rea'		Proposed
	R-40	TND	
Use Allowed			Yes
RESIDENTIAL LOT COUNT			
Townhomes			132 (74%)
Single Family Residential (48'x100' Front Loaded Lots)			46 (26%)
Total Lots			178
ACREAGE BREAKDOWN			
Townhomes			6.66 AC (33.4%)
Single Family Residential (48'x100' Front Loaded Lots)			6.36 AC (32%)
Greenpace Area			1.88 AC (9.5%)
Detention Area			0.44 AC (2.2%)
Internal ROW Area			3.53 AC (17.8%)
Amenity Area			1.02 AC (5.1%)
Total Property Acreage			19.89 AC
DENSITY CALCULATION			
Unbuildable Acreage			1.44
Gross Density (178/19.89)			8.95 UN/AC
Net Density (178/18.45)			9.64 UN/AC

- NOTES:
- VARIANCE REQUESTED TO ELIMINATE THE 40' ZONING BUFFER BETWEEN PD-R/T AND R-40 PER ARTICLE 9: BUFFER REQUIREMENTS, 9.4: MINIMUM BUFFER WIDTH BETWEEN ABUTTING DISTRICTS.



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE ENGINEERING PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS, ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.



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PRELIMINARY SITE PLAN
 SIXES RD RESIDENTIAL
 1383 SIXES RD
 CANTON, GA 30114

CP1
 25329
 OCTOBER 28, 2025
 REVISIONS



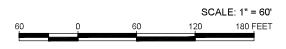
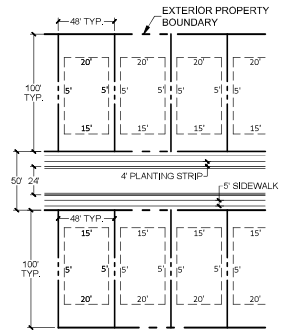
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 - VARIANCE REQUESTED TO REDUCE THE 50 FOOT UNDISTURBED HOLLY SPRINGS STREAM BUFFER FOR THE ROAD AND SIDEWALK NEAR LOT #30.



VICINITY MAP

SITE DATA LEGEND		
	Existing/Req'	Proposed
Zoning	R-40	TND
Use Allowed		Yes
RESIDENTIAL LOT COUNT		
Single Family Residential (48'x100' Front Loaded Lots)		132 (274%)
Townhomes		46 (26%)
Total Lots		178
ACREAGE BREAKDOWN		
Single Family Residential (48'x100' Front Loaded Lots)		6.66 AC (33.4%)
Townhomes		6.36 AC (32%)
Greenspace Area		1.88 AC (9.5%)
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SINGLE FAMILY RES. BUILDING SETBACK LAYOUT



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 25329
 OCTOBER 30, 2025

REVISIONS

ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: December 11, 2025

AGENDA ITEM: 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).

EXECUTIVE SUMMARY:

Applicant, Brock Built Homes, LLC, requests annexation and rezoning of 19.9 +/- acres located off of Sixes Road, Cherokee County, GA, tax parcels 063 and 064 of tax plat 15N09. The property is zoned R-40 in the County and the applicant proposes to rezone the property to TND, Traditional Neighborhood Development. The proposed development consists of 46 single-family detached homes and 132 single-family townhomes (attached units) with a proposed density of 8.94 units per acre. An amenity area is planned with a clubhouse, swimming pool, and racquetball courts.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Color Site Plan
3. Site Plan

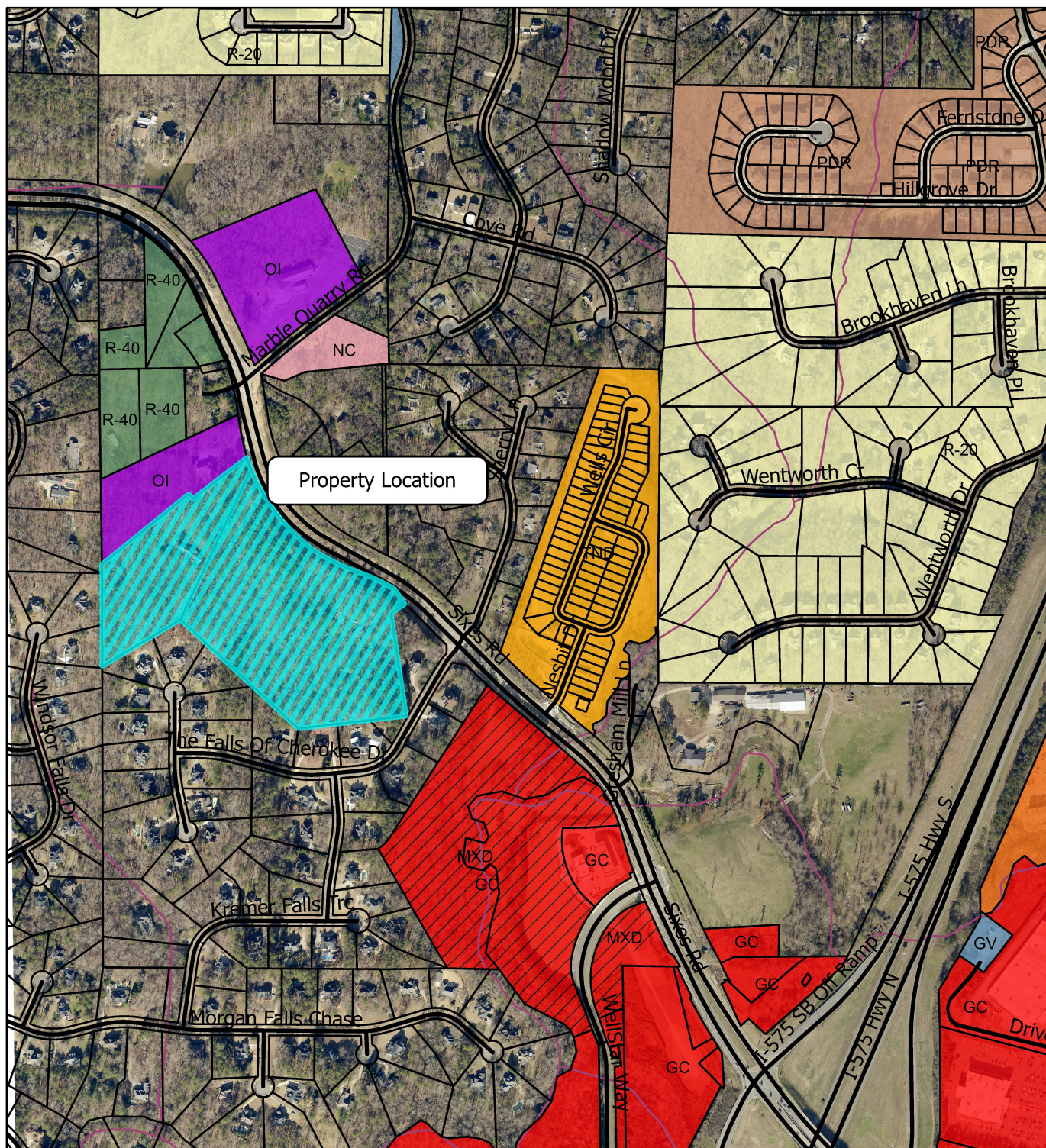
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

A-04-2025/MA-09-2025 V-04-2025 Location Map

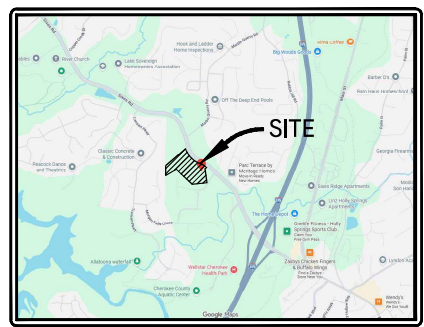


- Railroad
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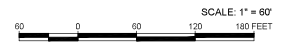
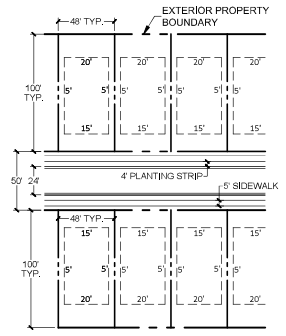
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VICINITY MAP

SITE DATA LEGEND		
	Existing/Req'	Proposed
Zoning	R-40	TND
Use Allowed		Yes
RESIDENTIAL LOT COUNT		
Single Family Residential (48'x100' Front Loaded Lots)		132 (276%)
Townhomes		46 (26%)
Total Lots		178
ACREAGE BREAKDOWN		
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SINGLE FAMILY RES. BUILDING SETBACK LAYOUT

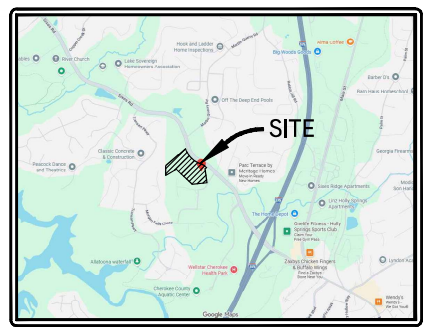
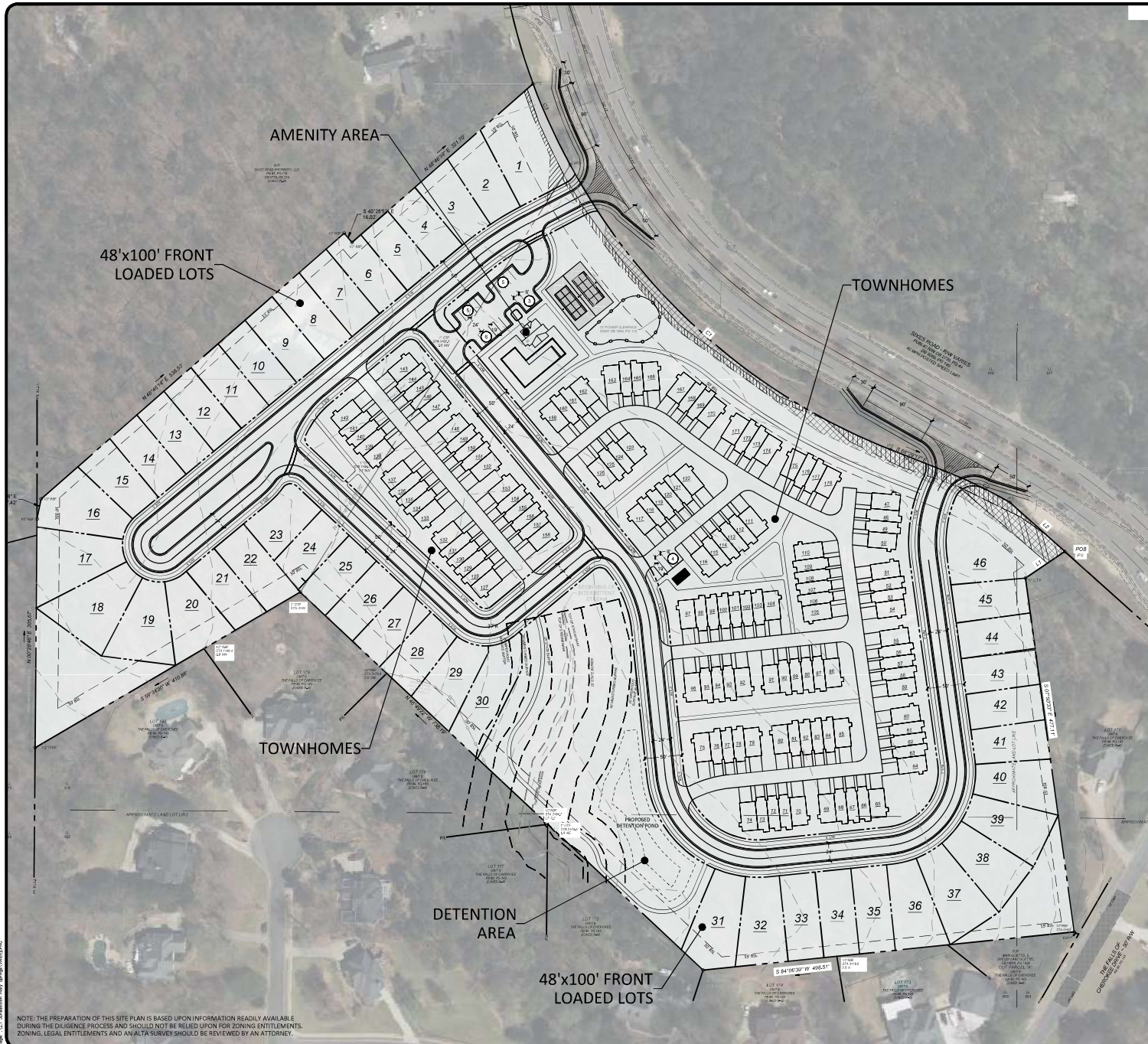


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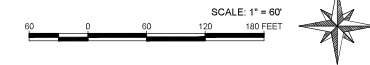
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ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: December 11, 2025

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

Applicant, Brock Built Homes, LLC, has requested annexation and rezoning of 19.9 +/- acres located off of Sixes Road, Cherokee County, GA, tax parcels 063 and 064 of tax plat 15N09. The property is zoned R-40 in the County and the applicant proposes to rezone the property to TND, Traditional Neighborhood Development. The proposed development consists of 46 single-family detached homes and 132 single-family townhomes (attached units) with a proposed density of 8.94 units per acre. An amenity area is planned with a clubhouse, swimming pool, and racquetball courts. This application is to request the following variances:

- i. Eliminate the 40' zoning buffer between PDR/TND and R-40 districts per Article 9: Buffer Requirements, 9.4 Minimum Buffer Width Between Abutting Districts.
- ii. Reduce the minimum lot size from 5,000 SF to 4,800 SF within the TND District per Article 7: Planned Development Districts, Table 7.01 Planned Development District Dimensional Standards.
- iii. Reduce the Side setback from 5 feet to 2 feet on Lot #30 within the TND District per Article 7: Planned Development Districts, Table 7.01 Planned Development District Dimensional Standards.
- iv. Reduce the street side setback from 30 feet (ROW) and 80 feet (Centerline) to 14 feet (ROW) and 29 feet (Centerline) per Article 7: Planned Development Districts, Table 7.01 Planned Development District Dimensional Standards.
- v. Reduce the 50 ft. undisturbed Holly Springs Stream Buffer for the road and sidewalk near Lot #30.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Color Site Plan
3. Site Plan

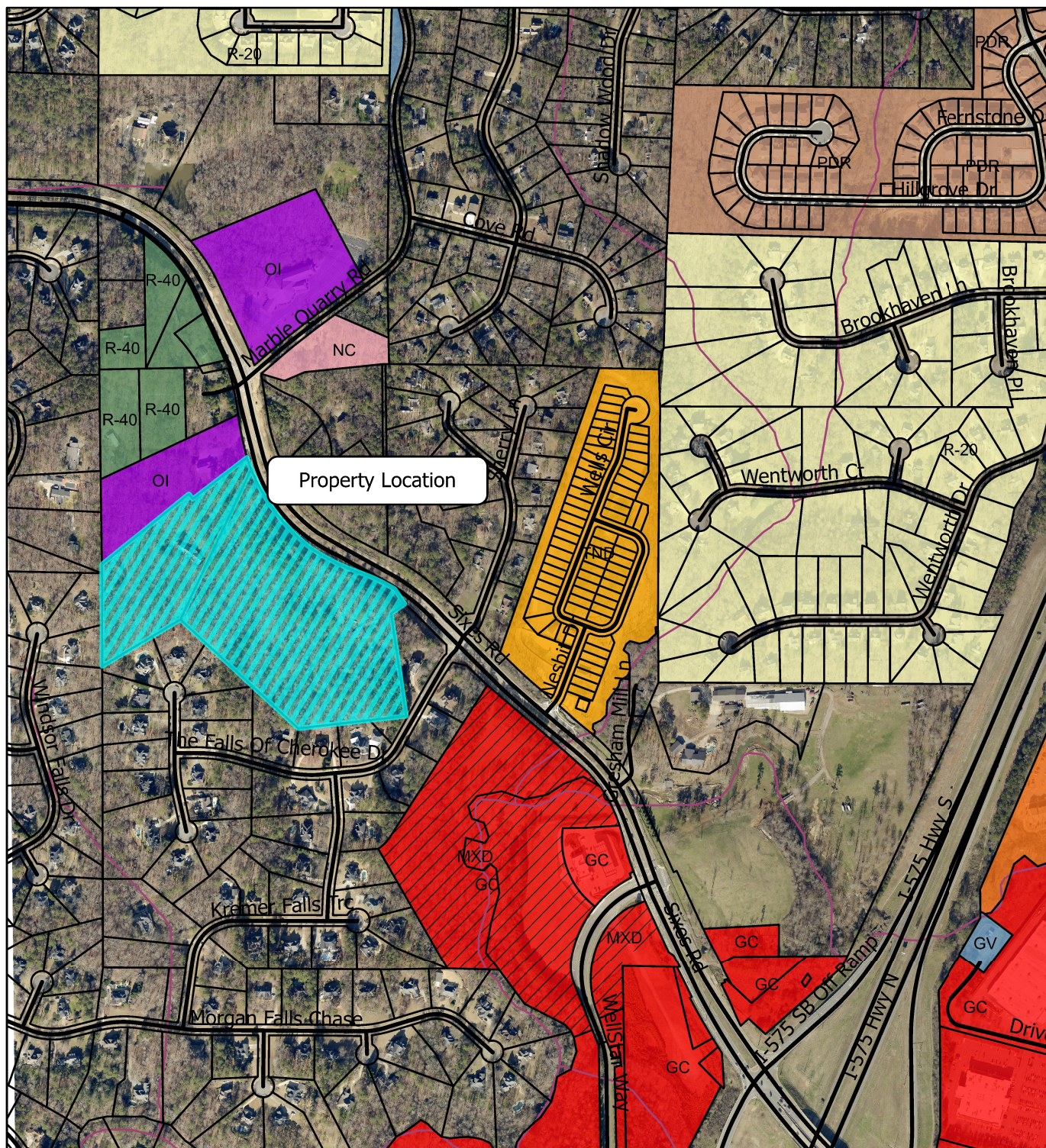
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

A-04-2025/MA-09-2025 V-04-2025 Location Map



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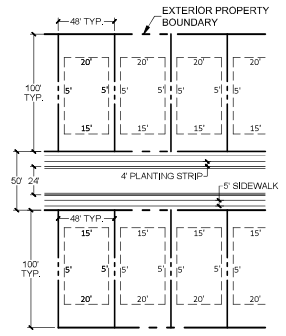
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SINGLE FAMILY RES. BUILDING SETBACK LAYOUT



SCALE: 1" = 60'

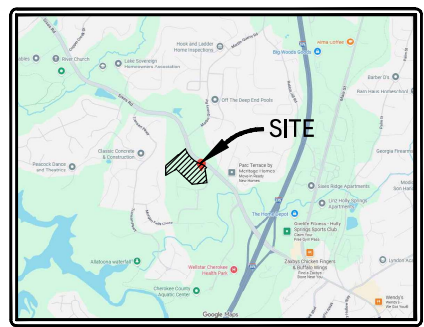
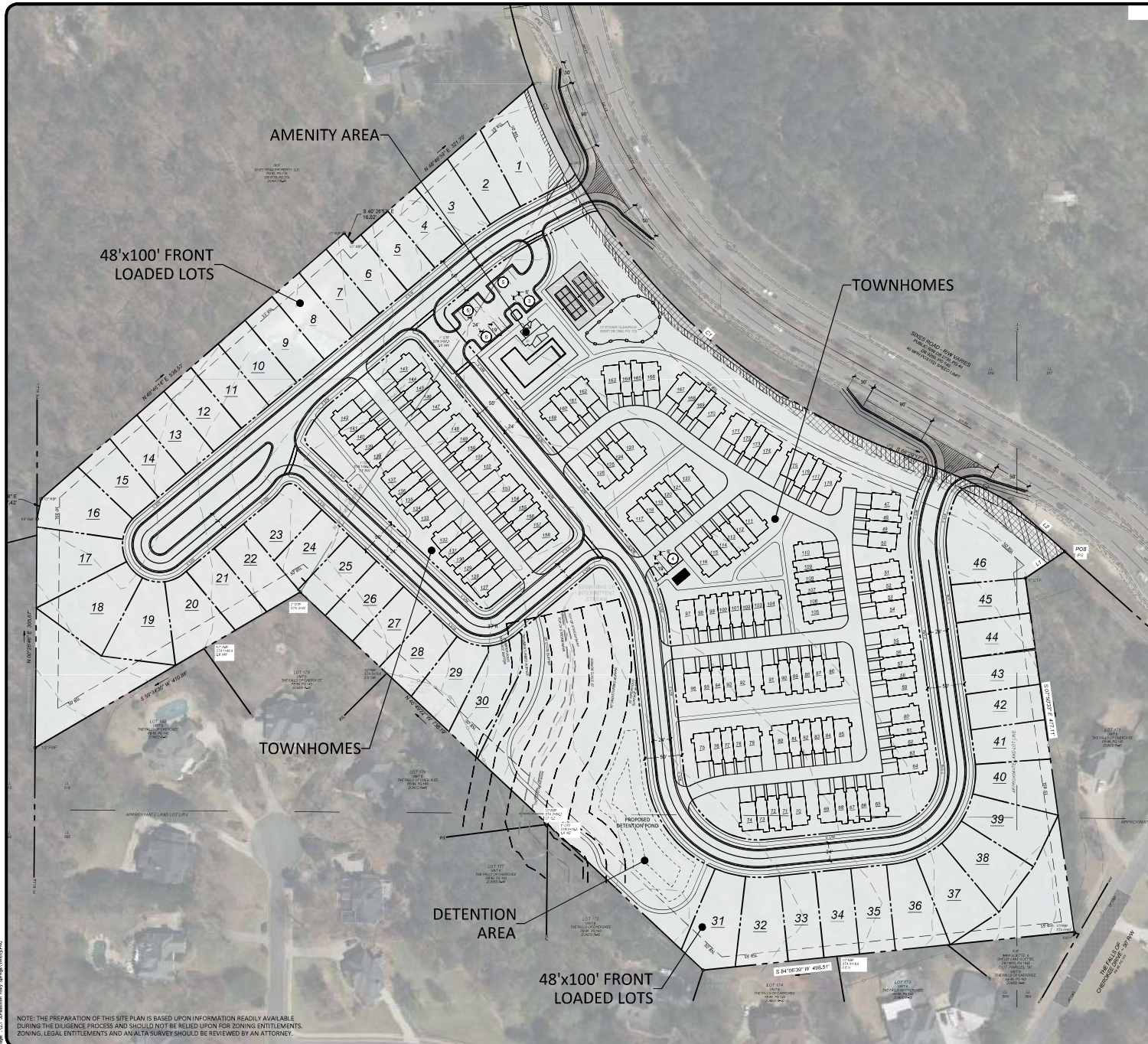


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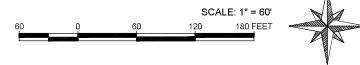


VICINITY MAP

UTILITY LEGEND	
UTILITY HATCHES	UTILITY TYPES (HATCHES OVERLAP ON PLAN)
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SITE DATA LEGEND		
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