



Cherokee County, Georgia
Agenda Request

Item #

SUBJECT:

Case# 25-05-012 Kirk Fjelstul for D&G Acquisition, LLC (BOC Dist. 2)

MEETING DATE:

April 21, 2025

SUBMITTED BY:

Kristen Roberts

SUGGESTED ACTION:

Applicant is seeking to rezone 14.108 +/- acres from AG (General Agriculture) to GC (General Commercial). Applicant is also seeking a concurrent variance to Article 10, Table 10.1: Minimum Buffer Width Between Abutting Districts to remove the 35' zoning buffer adjacent to AG zoned property along the eastern property line.

COMMISSION DISTRICT:

2

ZONING CHANGE:

AG (General Agriculture) to GC (General Commercial)

LOCATION:

415 Charles Cox Dr, Canton, GA 30115; 6475 Hickory Flat Hwy, Canton, GA 30115; 6375 Hickory Flat Hwy, Canton, GA 30115

TAX MAP AND PARCEL #:

02N02 062, 063, 064B

PROPOSED DEVELOPMENT:

Commercial Development

FACTS AND ISSUES:

The properties are located at 415 Charles Cox Dr, Canton, GA 30115; 6475 Hickory Flat Hwy, Canton, GA 30115; 6375 Hickory Flat Hwy, Canton, GA 30115 and are further described as Parcels 062, 063, 064B in Tax Map 02N02.

ATTACHMENTS:

[Complete Application 25-05-012 \(1\).pdf](#)

[Revised Site Plan \(2\).pdf](#)

[24-170 - Retail Dev on Hickory Flat Hwy - SR 140 Cherokee County - Traffic Impact Study -03-17-25.pdf](#)

[Hickory Flat Draft Conditions - Applicant 4-18-25.pdf](#)

[Staff Report_25-05-012_v2.pdf](#)