

**SUBJECT:**

**Case #22-11-029 Brian Cardoza for MASPI, Inc.  
(BOC Dist. 4)**

**MEETING DATE:**

November 1, 2022

**SUBMITTED BY:**

Tamala Davis

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**SUGGESTED ACTION:**

Hold public hearing and consider request to rezone 22.25 +/- acres at 6073 Old Alabama Road from R-40 (Single Family Residential) to LI (Light Industrial). The applicant also requests concurrent variances to the Development Ordinance of Cherokee County, Section 4.07B Intersections for a reduction in the driveway separation requirements, a variance to Standard Detail #210 for the removal of the right turn deceleration lane and a variances to the Cherokee County Stream Buffer Protection Ordinance along with variances to Cherokee County Zoning Ordinance Article 10 Section 10.6-2, 10.6-3, and 10.6-5 to remove the screening requirements, to remove the supplemental planting requirements and to allow the on-site lakes to encroach into the buffer.

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**COMMISSION DISTRICT:**

4

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**JURISDICTION:**

Cherokee County

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**ZONING CHANGE:**

R-40 to LI

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**LOCATION:**

6073 Old Alabama Road

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**TAX MAP AND PARCEL #:**

21N05, 189

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**PROPOSED DEVELOPMENT:**

Industrial uses

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**FACTS AND ISSUES:**

The property is located at 6073 Old Alabama Road and further described as Cherokee County Tax Map 21N05, Parcel 189.

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**ATTACHMENTS:**

[CARDOZA COMPLETE APPLICATION.pdf](#)  
[Staff\\_Report\\_Draft\\_Nov12022\\_029.pdf](#)  
[Presentation\\_November1\\_PC\\_029.pdf](#)