

**SUBJECT:**

**Board-Initiated Rezoning - 6699 Bells Ferry Road. (BOC District 3).**

**MEETING DATE:**

June 4, 2024

**SUBMITTED BY:**

Thomas Trawick

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**SUGGESTED ACTION:**

Consider Board-initiated rezoning of 1.5 +/- acres of property located at 6699 Bells Ferry Road in addition to acquired right-of-way. The request is also for concurrent variances. Public Hearing was held on May 21, 2024.

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**COMMISSION DISTRICT:**

3

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**ZONING CHANGE:**

LI

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**SPECIAL USE:**

N/A

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**LOCATION:**

6699 Bells Ferry Road, Woodstock, GA 30189

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**TAX MAP AND PARCEL #:**

15N04038

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**PROPOSED DEVELOPMENT:**

Existing Auto-Related Business

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**FACTS AND ISSUES:**

The Cherokee County Board of Commissioners is initiating a rezoning of roughly 1.5 +/- acres of property located at 6699 Bells Ferry Road as well as acquired right-of-way to Light Industrial (LI) for an existing and expanding auto-related business. The Board is also initiating requests for variances.

Additional right-of-way is being acquired from the subject property as part of the Bells Ferry Road widening project. Within the project, responsibilities are split between the County and Georgia Department of Transportation (GDOT) with the County acquiring necessary right-of-way, and GDOT designing and constructing the road project. Approximately 143 parcels are impacted by this project including the subject property.

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**ATTACHMENTS:**

[Application\\_Public\\_Hearing\\_6699 Bells Ferry\\_5.21.2024.pdf](#)

[Plan \\_ Existing Condition.pdf](#)

[Plan \\_ Proposed Condition.pdf](#)

[RESOLUTION\\_6699 Bells Ferry\\_Board\\_initiated\\_Resolution\\_05\\_21\\_2024.pdf](#)

[Support Letters for AIC Project\\_REDACTED.pdf](#)

[BoardInitiated\\_Rezoning\\_6699 Bells Ferry Road\\_05.21.2024.pdf](#)