

SUBJECT:

**Case# 25-06-018 - Parks Huff for Grand
Communities, LLC. (BOC Dist. 4).**

MEETING DATE:

August 5, 2025

SUBMITTED BY:

Kristen Roberts

SUGGESTED ACTION:

Applicant is requesting to rezone 33.88 +/- acres from R-40 to R-20 Conservation. The applicant is also requesting a concurrent variance to Article 23, Section 23.5, A, to allow house lots to encroach upon Primary Conservation Areas; to Article 23, Section 23.5, D, to allow the greenspace to be disturbed; and to Article 23, Section 23.5, F, #1, to allow the greenspace access strip to be less than 50 feet. This case was postponed at the request of the applicant at the July 15, 2025 meeting.

COMMISSION DISTRICT:

4

ZONING CHANGE:

R-40 to Conservation R-20

LOCATION:

6380 and 6390 Woodstock Rd, Acworth, GA 30102

TAX MAP AND PARCEL #:

21N11 084 and 085

FACTS AND ISSUES:

The properties are located at 6380 and 6390 Woodstock Road, Acworth, GA 30102 and are further described as Cherokee County Tax Map 21N11 Parcels 084 and 085. At their Public Hearing on June 3, 2025, the Planning Commission recommended approval to rezone 33.88 +/- acres from R-40 to R-20 Conservation and denial for variances to Article 23, Section 23.5, A, to allow house lots to encroach upon Primary Conservation Areas; to Article 23, Section 23.5, D, to allow the greenspace to be disturbed; and to Article 23, Section 23.5, F, #1, to allow the greenspace access strip to be less than 50 feet.

ATTACHMENTS:

[Complete Application 25-06-018.pdf](#)

[Staff Report_25-06-018.pdf](#)

[ParksforGrand_BOC_8.05.2025_V2.pdf](#)