

SUBJECT:

**Case #25-07-020 - Benson Chambers for D.R.
Gable Enterprises, LLC (BOC Dist. 4).**

MEETING DATE:

August 5, 2025

SUBMITTED BY:

Kristen Roberts

SUGGESTED ACTION:

Applicant is requesting to rezone 1.59 +/- acres from R-40 (Single-Family Residential) to GC (General Commercial). Applicant is also requesting a concurrent variance to Table 10.1: Minimum Buffer Width Between Abutting Districts to reduce the required 35-foot zoning buffer to 20-feet along the eastern and southern property lines adjacent to residentially zoned property.

COMMISSION DISTRICT:

4

ZONING CHANGE:

1.59 +/- acres from R-40 (Single-Family Residential) to GC (General Commercial).

LOCATION:

2346 Bascomb Carmel Rd, Woodstock, GA 30189

TAX MAP AND PARCEL #:

15N05 076

PROPOSED DEVELOPMENT:

existing automotive repair business

FACTS AND ISSUES:

The property is located at 2346 Bascomb Carmel Rd Woodstock, GA 30189 and is further described as Cherokee County Tax Map 15N05 Parcel 076. Planning Commission recommended approval of the request with three (3) conditions: 1. A minimum 6-foot-tall wooden privacy fence shall screen any outdoor storage area; 2. No more than 20 vehicles shall be parked; 3. Towing and salvage use is prohibited

ATTACHMENTS:

[Gable Application_COMPLETE_4.29.25 \(1\).pdf](#)

[Gable Amended Site Plan with Plantings \(1\).pdf](#)

[Staff Report_25-07-020.pdf](#)

[D.R.Gable_PC_8.5.2025.pdf](#)