

SUBJECT:
Case #25-04-009 J. Ethan Underwood for EC
New Vision Georgia, LLC

SUBMITTED BY:
Kristen Roberts

SUGGESTED ACTION:

Applicant is requesting to rezone 88.1+/- acres from AG (General Agriculture), R-20 (Single-Family Residential), and R-40 (Single-Family Residential) to R-20 for a conservation design community. The applicant is also seeking a concurrent variance to Article 23, Section 23.5, A to allow for house lots to encroach upon Primary Conservation Areas; to Article 23, Section 23.5, D, to allow lots to not abut an undisturbed area of greenspace of 50 ft. in depth; to Article 23, Section 23.5, F to allow for more than 10 lots to be contiguous to each other, to reduce the minimum greenspace access strip width from 50' to 0', and to allow the width of the greenspace access strip to not extend the full depth of the adjacent lots; and to Article 23, Section 23.10-1, to reduce the exterior buffer adjacent to property zoned AG from 75 ft. to 50 ft. for lots 71-83 and the amenity area. The applicant is also requesting approval for private streets.

COMMISSION DISTRICT:

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ZONING CHANGE:

From AG (General Agriculture), R-20 (Single-Family Residential), and R-40 (Single-Family Residential) to R-20 for a conservation design community

LOCATION:

471 Lakes Dr, Canton, GA 30115; 8917 East Cherokee Dr, Canton, GA 30115; 8931 East Cherokee Dr, Canton, GA 30115; 544 Old Rocky Rd, Canton, GA 30115

TAX MAP AND PARCEL #:

03N11 090, 120A, 123

PROPOSED DEVELOPMENT:

Conservation Subdivision

FACTS AND ISSUES:

The properties are located at 471 Lakes Drive; 8917 East Cherokee Drive; 8931 East Cherokee Drive and 544 Old Rocky Road and are further described as Parcels 090, 120A, 123 in Tax Map 03N11.

ATTACHMENTS:

[Complete Application 25-04-009.pdf](#)
[Letter of Support - Shippey Gardner.pdf](#)
[Conditions-03-25 - EC New Vision Georgia LLC_25-04-009.pdf](#)

[Staff Report_25-04-009_V3.pdf](#)

[E. Underwood for EC Vision_BOC_5.6.2025.pdf](#)

[Site Plan 2025-04-29_REVISED.pdf](#)

[Presentation - EC New Vision Georgia, LLC - 25-04-009 - Applicant.pdf](#)

[Opposition_As Of 5.5.25.pdf](#)