

**SUBJECT:**

**Case #22-10-025 David Pearson Communities  
(BOC Dist. 3)**

**MEETING DATE:**

November 1, 2022

**SUBMITTED BY:**

Tamala Davis

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**SUGGESTED ACTION:**

Consider request for rezoning of 37.39 +/- acres from AG to RZL at 2861, 3013, 2855 Sixes Road and 400 and 655 Hillhouse Lane; also requests concurrent variances to allow the development to be a gated community with private streets and to reduce the setback along Sixes Road.

Planning Commission voted to recommend denial. Note: Applicant has requested postponement to 12/6/2022.

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**COMMISSION DISTRICT:**

3

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**JURISDICTION:**

Cherokee County

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**ZONING CHANGE:**

AG to RZL

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**LOCATION:**

2861, 3013, 2855 Sixes Road and 400 and 655 Hillhouse Lane

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**TAX MAP AND PARCEL #:**

15N08, 026, 026B, 027, 034, 037 and 084

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**PROPOSED DEVELOPMENT:**

Single family detached residential subdivision consisting of 108 lots with amenities

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**FACTS AND ISSUES:**

Planning Commission voted to recommend denial. Note: Applicant has requested postponement to 12/6/2022.

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**ATTACHMENTS:**

[BOC\\_22-10-025\\_NOV122.pdf](#)

[DAVID PEARSON APPLICATION.pdf](#)

[Complete\\_StaffReport\\_Final\\_10.04.2022\\_025.pdf](#)

[PEARSON RESOLUTION.pdf](#)

[PEARSON EXHIBITS TO RESOLUTION.pdf](#)

[PEARSON POSTPONEMENT LETTER.pdf](#)