



SUBJECT:

Case #24-12-026 - Parks Huff for RAK
Developments, LLC.

MEETING DATE:

January 7, 2025

SUBMITTED BY:

Kristen Roberts

SUGGESTED ACTION:

Applicant is requesting to rezone 40.26 +/- acres from AG (General Agriculture) to R-40 (Single-Family Residential) to create a 30-lot subdivision. The applicant is also requesting a concurrent variance to the Cherokee County Development Regulations Standard Detail 201 to allow a rural street section; variance to Table 7.1A: Minimum District Development Standards to reduce a side building setback from 15-feet to 10-feet and to reduce a front building setback from 35-feet to 20-feet; and a variance to Article 5, Section 5.5-10.1 to allow for private streets.

COMMISSION DISTRICT:

1

ZONING CHANGE:

AG (General Agriculture) to R-40 (Single-Family Residential)

LOCATION:

560 Old Doss Dr, Canton, GA 30115

TAX MAP AND PARCEL #:

14N23 030

PROPOSED DEVELOPMENT:

Residential Subdivision

FACTS AND ISSUES:

The property is located at 560 Old Doss Dr, Canton, GA 30115 and further described as Cherokee County Tax Map 14N23, Parcel 030. Planning Commission recommended approval of the rezoning with a condition to limit the maximum number of lots to 30; approval of the request to allow a rural street section; approval of the front setback variance provided that there is an offsetting increase in rear setbacks for interior lots or an increase in buffer for exterior rear property lines; denial of the request to reduce the side building setbacks; approval to allow the use of private streets.

ATTACHMENTS:

- [Complete Application_24-12-026 \(1\).pdf](#)
- [Staff Report_24-12-026.pdf](#)
- [RAK_BOC_1.07.2025.pdf](#)
- [Opposition_1_Redacted.pdf](#)

24-12-026 Parks Huff for RAK Developments.docx

24-12-026 Exhibits.pdf