



Cherokee County, Georgia  
Agenda Request

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Item # 2.2

**SUBJECT:**

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

**MEETING DATE:**

December 3, 2024

**SUBMITTED BY:**

Kristen Roberts

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**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.

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**COMMISSION DISTRICT:**

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**ZONING CHANGE:**

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

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**LOCATION:**

560 Old Doss Dr, Canton, GA 30115

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**TAX MAP AND PARCEL #:**

14N23 030

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**PROPOSED DEVELOPMENT:**

Residential Subdivision

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**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.

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**ATTACHMENTS:**

[Complete Application\\_24-12-026 \(1\).pdf](#)

[Staff Report\\_24-12-026.pdf](#)

[RAK\\_PC\\_12.03.2024.pdf](#)