



Cherokee County, Georgia
Agenda Request

Item # 8.1

SUBJECT:

Public Hearing - Case #24-07-015 Ethan Underwood for DJD Southeast Real Estate Holdings, LLC (BOC Dist. 4).

MEETING DATE:

November 19, 2024

SUBMITTED BY:

Cherokee Admin

SUGGESTED ACTION:

Conduct a public hearing and consider request to rezone General Commercial (GC) to Light Industrial (LI) to allow for a construction machinery and equipment merchant. Applicant is also seeking a concurrent variance to reduce the minimum number of required parking from 70 spaces to 31 spaces; a concurrent variance to eliminate the requirement for berms, fencing, and a sidewalk along James Dupree Lane; a concurrent variance to eliminate the required deceleration lane on Little Ridge Road; and a concurrent variance to eliminate curb and gutter along James Dupree Lane and Little Ridge Road. Planning Commission recommended denial of the request. BOC is holding an additional public hearing for the request.

COMMISSION DISTRICT:

4

ZONING CHANGE:

GC to LI

SPECIAL USE:

N/A

LOCATION:

5883 Little Ridge Road

TAX MAP AND PARCEL #:

21N06 305

PROPOSED DEVELOPMENT:

Construction Machinery and Equipment Merchant

FACTS AND ISSUES:

The property is located at 5883 Little Ridge Road and further described as Cherokee County Tax Map 21N06 Parcel 305. In addition to the request to rezone General Commercial (GC) to Light Industrial (LI) to allow for a construction machinery and equipment merchant, the applicant is also seeking a concurrent variance to Article 16, 16.1.5, #8, Parking, to reduce the minimum number of required parking from 70 spaces to 31 spaces; a concurrent variance to Article 16, 16.1.5, #1, E, to eliminate the requirement for berms, fencing, and a sidewalk along James Dupree Lane; a concurrent variance to Cherokee County Standard Detail 210 to eliminate the required deceleration lane on Little Ridge Road;

and a concurrent variance to Cherokee County Standard Detail 207 to eliminate curb and gutter along James Dupree Lane and Little Ridge Road. On August 6, 2024, the Cherokee County Planning Commission recommended **denial** of the applicant's request.

The Board of Commissioners voted to hold an additional public hearing at their September 3rd, 2024 regular meeting.

ATTACHMENTS:

[Proffered Conditions Nov 19, 2024 1ZC2024-11-19 -DJD Real Estate Holdings LLC Case # 24-07-015.pdf](#)
[Complete Application 015.pdf](#)
[Staff Report_24-07-015_DJD.pdf](#)
[E. Underwood for DJD SE_BOC_09.03.2024.pdf](#)
[Proposed Zoning Conditions with Exhibit 8.28.24.pdf](#)
[Exhibits_DJD_24-07-015.pdf](#)
[24-07-015 Ethan Underwood for DJD.docx](#)
[Combined Opposition_Redacted_8.28.2024.pdf](#)
[DJD Letter of Support.pdf](#)
[Centennial Ridge Opposition](#)
[24-07-015 DJD Real Estate Holdings, LLC - Support.pdf](#)
[Support Letter _ Woodland Trace Subdivision _11-12-2024_REDACTED.pdf](#)