



Cherokee County, Georgia  
Agenda Request

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Item # 2.4

**SUBJECT:**

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

**MEETING DATE:**

October 4, 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. The applicant also requests concurrent variances to allow the development to be a gated community with private streets and to reduce the setback along Sixes Road.

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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:**

The property is located at 2861, 3013, 2855 Sixes Road and 400 and 655 Hillhouse Lane and further described as Cherokee County Tax Map 15N08, Parcels 026, 026B, 027, 034, 037 and 084.

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**ATTACHMENTS:**

[DAVID PEARSON APPLICATION.pdf](#)

[Presentation](#)

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