

**SUBJECT:**

Case #24-11-024 - J. Ethan Underwood for  
Mack Development Group, LLC.

**MEETING DATE:**

January 7, 2025

**SUBMITTED BY:**

Thomas Trawick

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**SUGGESTED ACTION:**

Applicant is requesting to rezone 7.45+/- acres from AG (General Agriculture) to NC (Neighborhood Commercial) for office and retail uses; variances to Article 10, Table 10.1: Minimum Buffer Width Between Abutting Districts to reduce the buffer from 30 ft. to 5 ft. along the eastern (rear) property line and reduce the buffer from 30 ft. to 11 ft. along the northern (side) property line.

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**COMMISSION DISTRICT:**

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**ZONING CHANGE:**

AG (General Agriculture) to NC (Neighborhood Commercial)

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**LOCATION:**

7658 Union Hill Rd, Canton, GA 30115

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**TAX MAP AND PARCEL #:**

03N06 106A

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**PROPOSED DEVELOPMENT:**

Office and Retail uses

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**FACTS AND ISSUES:**

The property is located at 7658 Union Hill Road and further described as Cherokee County Tax Map 03N06, Parcel 106A. The Planning Commission postponed a decision on this case from their November 5, 2024 public hearing and recommended denial of the request at their December 3, 2024 regular meeting.

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**ATTACHMENTS:**

[Complete\\_Application\\_Mack Dev\\_24-11-024.pdf](#)

[Staff Report\\_24-11-024.pdf](#)

[Petition with Signatures\\_24-11-024.pdf](#)

[Avery Community Neighbors Opposition Presentation with Logo.pptx](#)

[2024-081 - DESIGN 3-ZONING FILED 2024-11-27.pdf](#)

[Opposition\\_24-11-024\\_AsOf12.30.2024.pdf](#)

[Union Hill\\_BOC\\_1.07.2025.pdf](#)

[24-11-024 J. Ethan Underwood.docx](#)

[24-11-024 Exhibits.pdf](#)