

**SUBJECT:**  
Case #25-04-010 David Floyd for Park Place  
Developers, LLC.

**SUBMITTED BY:**  
Kristen Roberts

**MEETING DATE:**  
May 6, 2025

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**SUGGESTED ACTION:**

Applicant is requesting to rezone 11.1 +/- acres from R-40 (Single-Family Residential) to RZL (Residential Zero-Lot-Line) for 38 homes. The applicant is also requesting a concurrent variance to Article 10, Table 10.1:Minimum Buffer Width Between Abutting Districts to remove the required undisturbed zoning buffer adjacent to R-40 and to the city limits; to Article 7, Table 7.1A: Minimum District Development Standards & 7.4-2 to reduce the front setback to 10 feet, to reduce the rear setback to 10 feet for the one-story homes, to reduce the side setback to 5 feet on each side, and to increase the maximum lot coverage to 60% for the one-story homes; to Article 5, Section 5.5-10, D, Standards and Cherokee County Development Standards Standard Detail 201 to allow for a 40-foot private access and utility easement; to Article 7, Section 7.7-12, A, 3, iv, A, Setback and Separation, to reduce the cell tower setback from proposed house lot property lines; and to the Cherokee County Development Ordinance, Article 4, Section 4.08 to allow for streets to not end in a cul-de-sac.

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**COMMISSION DISTRICT:**

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**ZONING CHANGE:**

from R-40 (Single-Family Residential) to RZL (Residential Zero-Lot-Line) for 38 homes.

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**LOCATION:**

6425, 6427, 6441 Putnam Ford Dr Woodstock, GA 30189

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**TAX MAP AND PARCEL #:**

15N05 198, 198B, 201

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**PROPOSED DEVELOPMENT:**

Subdivision

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**FACTS AND ISSUES:**

The properties are located at 6425, 6427, and 6441 Putnam Ford Road and are further described as Parcels 198, 198B and 201 in Tax Map 15N05. Planning Commission recommended denial of the applicant's request.

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**ATTACHMENTS:**

[Complete Application 25-04-11.pdf](#)

[Staff Report\\_25-04-010.pdf](#)

[Woodstock\\_Putnam Ford\\_2025-03-27\\_BoC.pdf](#)

D. Floyd for Park Place\_BOC\_5.6.2025\_v2.pdf  
24015-2025-04-24-schematic.plan\_REVISED.pdf