



Cherokee County, Georgia
Agenda Request

Item # 2.1

SUBJECT:

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

MEETING DATE:

December 3, 2024

SUBMITTED BY:

Thomas Trawick

SUGGESTED ACTION:

Applicant is requesting to rezone 7.45+/- acres from AG (General Agriculture) to NC (Neighborhood Commercial) for office and retail uses. The applicant is also requesting 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.

COMMISSION DISTRICT:

1

ZONING CHANGE:

AG (General Agriculture) to NC (Neighborhood Commercial)

LOCATION:

7658 Union Hill Rd, Canton, GA 30115

TAX MAP AND PARCEL #:

03N06 106A

PROPOSED DEVELOPMENT:

Office and Retail uses

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 5th, Public Hearing.

ATTACHMENTS:

[Complete_Application_Mack Dev_24-11-024.pdf](#)

[Staff Report_24-11-024.pdf](#)

[Opposition_24-11-024_AsOf11.26.2024.pdf](#)

[Petition with Signatures_24-11-024.pdf](#)

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

[Union Hill_PC_12.03.2024.pdf](#)

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