

Cherokee County Planning Commission
Public Hearing
Agenda
Tuesday, June 7, 2005
7:00pm

New Cases

Case #05-06-041 **Boyd & Julia Cupp** requesting to rezone 1.5 acres from R-20 to GC. They are also requesting a variance to reduce the 35' zoning buffer on the eastern property line of Lot #87 to a 20' zoning buffer due to this being an existing building and asphalt driveway. If rezoned, the property will be utilized for commercial uses. The property is located on Hwy 92 in Land Lot(s) 1196, 1197 of the 15th District and further described as Cherokee County Tax Map 15N24C, Parcel(s) 80, 81, 82.

Case #05-06-042 **Ronnie J. & Betty A. Moore** requesting to rezone 32.231 +/- acres from R-40 to AG. If rezoned, the property would be utilized for residential/agricultural uses. The property is located on Putnam Ford Drive in Land Lot 1010 of the 15th District and further described as Cherokee County Tax Map 15N05, Parcel(s) 167, 168.

Case #05-06-044 **Province Development, Inc.** requesting to rezone 17.51 acres from AG to RTH. If rezoned, the property would be utilized for multi-family town homes. The property is located on Bells Ferry Road in land lot(s) 293, 294 of the 15th District and further described as Cherokee County Tax Map 15N02, Parcel 154.

Case #05-06-045 **Centex Homes** requesting to rezone 139.82 acres from R-40 to RZL. If rezoned, the property would be utilized for a residential subdivision. The property is located on Bells Ferry Road in Land Lot(s) 1045, 1046, 1047, 1048, 1114 of the 21st District and further described as Cherokee County Tax Map 15N05, Parcel 1A, Part of Parcel 1 and Tax Map 21N11, Parcel 163 and 164.

Applicant has requested to postpone this case until July Public Hearing

Case #05-06-046 **C & D Properties, LLC** requesting to rezone 45.3 +/- acres from AG to TND and LI. If rezoned, the property would be utilized for medium residential uses and industrial uses. The property is located on Northridge Road and L & N Railroad (City of Ball Ground) in Land Lot(s) 80, 136, 137, 152, 138 of the 3rd District and further described as Cherokee County Tax Map 03N01, Part of Parcel 087.

Case #05-06-047 **B & H Properties, LLC** requesting to rezone 29.70 +/- acres from NC & R-80 to GC. If rezoned, the property would be utilized for commercial uses. The property is located at East Cherokee Drive and Cumming Hwy in Land Lot 806 of the 3rd District and further described as Cherokee County Tax Map 03N10, Parcel(s) 114, 114A.

Applicant has requested to postpone this case until July Public Hearing

Case #05-06-048 **Steve Turner** requesting to rezone 1.0 acre from GC & R-80 to GC. If rezoned, the property would be utilized for retail commercial. The property is located on Lower Union Hill Road in Land Lot 81 of the 2nd District and further described as Cherokee County Tax Map 02N06, Parcel 026B.

Old Cases

Case #05-01-004 **Premium Investment, Properties, LLC** requesting to rezone 38.75 +/- acres from AG, R-80 and GC with conditions to GC. If rezoned, the property would be utilized for commercial uses. The property is located at the corner of Cumming Hwy and Hwy 369 in Land Lot(s) 770, 771, 814, 815 of the 3rd District and further described as Cherokee County Tax Map 03N16, Parcel(s) 99, 100, 101, 102, 103, 104, 105, 120 and 121.

Case #05-05-033 **Watertank 35, LLC** requesting to rezone 7.33 acres from AG to R-20. If rezoned, the property would be utilized for a conservation subdivision. The property is located on East Cherokee Drive in Land Lot 922 of the 3rd District and further described as Cherokee County Tax Map 03N11, Part of Parcel 156B.

Applicant has requested to postpone this case until July Public Hearing

Case #05-05-039 **Etowah Heights, LLC** requesting to rezone 26.72 acres from AG to GC. If rezoned, the property would be utilized for retail uses. The property is located at the intersection of Yellow Creek Road and Shiloh Church Road in Land Lot 322 of the 4th District and further described as Cherokee County Tax Map 04N10, Parcel 24C.

Applicant has requested to postpone this case until July Public Hearing

Other Items

- Discussion of Article 18; Amendments and Zoning Procedures.
- Approval of May 3, 2005 Minutes.