



# Cherokee County Planning Commission Public Hearing AGENDA

October 6, 2015

1130 Bluffs Parkway, Canton GA 30114 7:00 PM

PLANNING COMMISSION PUBLIC HEARING

## **CALL TO ORDER**

## **ZONING CASES**

- 1. Case #15-09-017 Kenneth Neal Covington (BOC Dist. 2)**  
Applicant is requesting to rezone 5.5 acres at 6096 Union Hill Road from R-80 to AG to continue a tree service.
- 2. Case #15-10-020 Pulte Home Corporation (BOC Dist. 2)**  
Applicant is requesting to rezone 19.68 +/- acres on Trickum Road from R-80 (Estate Residential) to R-15 (Single Family Residential) for a conservation subdivision.
- 3. Case #15-10-021 Evans Cook Road Fifty, LLC (BOC Dist. 2)**  
Applicant is requesting to rezone 47.9 acres at Evans Cook Road from AG (Agricultural) and R-40 (Single Family Residential) to R-40 (Single Family Residential) for a single family residential subdivision.
- 4. Case #15-10-023 Maureen Penniman (BOC Dist. 3)**  
Applicant is requesting to rezone 2.85 acres at 7607 Bells Ferry Road from AG (Agricultural) to NC (Neighborhood Commercial) for commercial uses.
- 5. Case #15-10-025 N & P Acquisitions, LLC (BOC Dist. 1)**  
Applicant is requesting to rezone 28.10 acres on Cumming Highway from NC (Neighborhood Commercial) and R-40 (Single Family Residential) to GC (General Commercial) for a retail center with free standing restaurants and retail stores.

## **OTHER BUSINESS**

## **APPROVAL OF MINUTES**

## **ADJOURN**



## Cherokee County, Georgia Agenda Request

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**SUBJECT:** **MEETING DATE:**  
**Case #15-09-017 Kenneth Neal Covington (BOC 10/6/2015**  
**Dist. 2)**

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 5.5 acres at 6096 Union Hill Road from R-80 to AG to continue a tree service.

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**FACTS AND ISSUES:**

Commission District: 2  
Zoning Change: R-80 to AG  
Location: 6096 Union Hill Road  
Tax Map and Parcel No: 02N06, 035  
Acres: 5.5  
Proposed Development: Tree Service  
Future Development Map: Country Estates

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**BUDGET:**

Budgeted Amount:	Account Name:
Amount Encumbered:	Account #:
Amount Spent to Date:	Remaining Budget:
Amount Requested:	

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**ADMINISTRATIVE RECOMMENDATION:**

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**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Notice Sign	Exhibit
<input type="checkbox"/> Staff Reports	Exhibit



## Cherokee County, Georgia Agenda Request

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**SUBJECT:** **Case #15-10-020 Pulte Home Corporation (BOC Dist. 2)**  
**MEETING DATE:** 10/6/2015

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 19.68 +/- acres on Trickum Road from R-80 (Estate Residential) to R-15 (Single Family Residential) for a conservation subdivision.

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**FACTS AND ISSUES:**

Commission District: 2  
Zoning Change: R-80 to R-15  
Location: Trickum Road  
Tax Map and Parcel No: 15N24 - 020A, 021  
Acres: 19.68 +/-  
Proposed Development: Conservation Subdivision  
Future Development Map: Suburban Growth

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**BUDGET:**

Budgeted Amount: Account Name:  
Amount Encumbered: Account #:  
Amount Spent to Date: Remaining Budget:  
Amount Requested:

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**ADMINISTRATIVE RECOMMENDATION:**

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**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Existing Site Resources	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Current Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> PP Report	Exhibit
<input type="checkbox"/> Notice Sign	Exhibit
<input type="checkbox"/> Amended Application	Exhibit
<input type="checkbox"/> Amended Site Plan	Exhibit
<input type="checkbox"/> Amended Legal Description	Exhibit

Department Comments

Exhibit



## Cherokee County, Georgia Agenda Request

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**SUBJECT:** **Case #15-10-021 Evans Cook Road Fifty, LLC (BOC Dist. 2)**  
**MEETING DATE:** 10/6/2015

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 47.9 acres at Evans Cook Road from AG (Agricultural) and R-40 (Single Family Residential) to R-40 (Single Family Residential) for a single family residential subdivision.

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**FACTS AND ISSUES:**

Commission District:	2
Zoning Change:	AG and R-40 to R-40
Location:	Evans Cook Road
Tax Map and Parcel No:	03N05, 010A
Acres:	47.9
Proposed Development:	Single Family Residential Subdivision
Future Development Map:	Community Village and Country Estates

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**BUDGET:**

Budgeted Amount:	Account Name:
Amount Encumbered:	Account #:
Amount Spent to Date:	Remaining Budget:
Amount Requested:	

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**ADMINISTRATIVE RECOMMENDATION:**

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**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Existing Site Resource Map	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> PP Report	Exhibit
<input type="checkbox"/> Notice Sign	Exhibit
<input type="checkbox"/> Dept. Comments	Exhibit



## Cherokee County, Georgia Agenda Request

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**SUBJECT:**  
**Case #15-10-023 Maureen Penniman (BOC  
Dist. 3)**

**MEETING DATE:**  
10/6/2015

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 2.85 acres at 7607 Bells Ferry Road from AG (Agricultural) to NC (Neighborhood Commercial) for commercial uses.

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**FACTS AND ISSUES:**

Commission District: 3  
Zoning Change: AG to NC  
Location: 7607 Bells Ferry Road  
Tax Map and Parcel No: 15N02A, 060  
Acres: 2.85  
Proposed Development: Commercial Uses  
Future Development Map: Suburban Living, Transitional Corridor

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**BUDGET:**

Budgeted Amount: Account Name:  
Amount Encumbered: Account #:  
Amount Spent to Date: Remaining Budget:  
Amount Requested:

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**ADMINISTRATIVE RECOMMENDATION:**

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**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Existing Site Resources	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Current Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> PP Report	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Notice Sign	Exhibit
<input type="checkbox"/> Department Comments	Exhibit



## Cherokee County, Georgia Agenda Request

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**SUBJECT:**  
Case #15-10-025 N & P Acquisitions, LLC  
(BOC Dist. 1)

**MEETING DATE:**  
10/6/2015

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 28.10 acres on Cumming Highway from NC (Neighborhood Commercial) and R-40 (Single Family Residential) to GC (General Commercial) for a retail center with free standing restaurants and retail stores.

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**FACTS AND ISSUES:**

Commission District:	1
Zoning Change:	NC and R-40 to GC
Location:	Cumming Highway
Tax Map and Parcel No:	14N23A, Parcels 20, 21 and part of 17A, 22
Acres:	28.10
Proposed Development:	Retail Center with free standing restaurants and retail stores
Future Development Map:	Suburban Growth

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**BUDGET:**

Budgeted Amount:	Account Name:
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Amount Spent to Date:	Remaining Budget:
Amount Requested:	

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**ADMINISTRATIVE RECOMMENDATION:**

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**ATTACHMENTS:**

Description	Type
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<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> PP Report	Exhibit
<input type="checkbox"/> Notice Sign	Exhibit
<input type="checkbox"/> Department Comments	Exhibit