

Cherokee County Planning Commission
Public Hearing
Agenda
Tuesday, February 7, 2006
7:00 p.m.

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday, February 7, 2006 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Planning Commission were Chairman Rob Cutting, Vice Chairman Jay Wallace, Ashley Holcomb, Bill Jarrard, Richard Spinks, Betty Callahan, Garland Stewart, Michael Oxley, and Bob Whitaker. In attendance for Cherokee County staff were Mark Mahler, County Attorney, Jeff Watkins, Planning Director, Vicki Taylor, Zoning Administrator, and Jesse Perry, Senior Clerk. The meeting was called to order at 7:00 pm.

New Cases

Case #06-02-008 Anna S. and Robert Killian requesting to rezone 17.64 acres from R-80 to LI. If rezoned the property would be utilized for parking for campers, boats and RV's. The property is located on Univeter Road and further described as Cherokee County Tax Map 15N13, Parcel(s) 146, 147.

Vicki Taylor presented the case to the Planning Commission.

Mike Bray represented the case.

Paul Carden spoke in opposition.

Anne Renean spoke in opposition.

Michelle Paul spoke in opposition.

Mary Lee Carden spoke in opposition.

Mike Bray spoke in rebuttal.

Mr. Jarrard asked about the Engineer's comments about the decel lane and the entrance. He also asked the applicant's about conditional zoning for the proposed use.

Mr. Wallace asked about the entrance and the access.

Mr. Stewart made motion to recommend approval with conditions as follows.

- Limited to boats, RV's and campers, NO 18 wheelers or commercial and construction equipment.
- Vegetative buffer outside of fence.
- Limited hours of operation from 7:00am - 9:00pm.
- No lighting

Seconded by Mr. Wallace.
Motion to recommend approval passes 9-0

Case #06-02-010 ISI Commercial, LLC requesting to rezone 25.91 acres from R-40 & AG to R-15. If rezoned the property would be utilized for single family residential. The property is located on Cumming Hwy and further described as Cherokee County Tax Map 03N29, Parcel(s) 008 and 008A.

Vicki Taylor presented the case to the Planning Commission.

Grover Swilley represented the case.

No one spoke in favor or in opposition. Mr. Whitaker asked if sewer was available in the area. Mr. Swilley said they had several plans to work that out. Mr. Stewart made motion to recommend approval as R-30, Second by Mr. Spinks. Motion to Approve passes 6-1 (Holcomb & Wallace recuse themselves.)

Case #06-02-011 Windsong Properties, LLC requesting to rezone 19.73 acres from R-40 to RD-3. If rezoned the property would be utilized for an Active Adult Community. The property is located on Putnam Ford Road and further described as Cherokee County Tax Map 15N05, Parcel(s) 182, 183.

Vicki Taylor presented the case to the Planning Commission.

Parks Huff represented the case.

Melody Jobgen spoke in favor.
Sherrie Gravely spoke in opposition.
Max Rynor spoke in opposition.
Dr. Slavik Radchuk spoke in opposition.
Vitaliy Radchuk spoke in opposition.
Emory Hedgepath spoke in opposition.
Parks spoke in rebuttal.
Mr. Oxley said RD-3 would be better than R-15 due to the architectural guidelines, He also said that he didn't think an R-15 could be stopped.
Discussion ensued about the 5 lots that front Putnam Ford Road and the screening.
Ashley made motion to recommend approval with condition that lots that back up to Putnam Ford Road have 100% visual screening, and the east side have vegetative buffer screening around water retention area.
Seconded by Mr. Stewart.
Motion to recommend approval with conditions passes 9-0.

Case #06-02-012 BG Land, LLC requesting to rezone 48.97 acres from LI to HI. If rezoned the property would be utilized for a wood recycling company. The property is

located on Ball Ground Hwy and further described as Cherokee County Tax Map 03N02, Parcel 14C.

Vicki Taylor presented the case to the Planning Commission.

Jimmy Bobo represented the case.

There was a technical error with regards to notification.

Mr. Whitaker made motion to postpone.

Seconded by Mr. Spinks.

Motion to postpone passed 9-0.

Case #06-02-013 TND Development Corporation requesting to rezone 57.804 from AG to R-40. If rezoned the property would be utilized for a residential subdivision. The property is located on Arnold Mill Road and further described as Cherokee County Tax Map 15N29, Parcel(s) 44, 46, 47, 54.

Vicki Taylor presented the case to the Planning Commission.

Parks Huff represented the case.

Edward Kobs spoke in opposition.

Mr. Huff spoke in rebuttal.

Mr. Stewart made motion to recommend approval including the six conditions provided by applicant with conditions provided by Engineering as well.

Seconded by Mr. Holcomb.

Motion to recommend approval with conditions passed 9-0.

Case #06-02-014 Eloise Smithwick requested to rezone 1.5 acres from R-40 to NC. If rezoned the property would be utilized for and antique shop/store. The property is located on Cumming Hwy and further described as Cherokee County Tax Map 03N23A, Parcel 066.

Vicki Taylor presented the case to the Planning Commission.

Mark Smithwick represented the case.

Mr. Jarrard made a motion to recommend approval with the condition that the road be widened if buildings or property were reconfigured.

Seconded by Mr. Holcomb.

Motion to recommend approval with conditions passed 8-1 with Mr. Stewart in opposition.

Case #06-02-015 J & J Construction Group, Inc. requested to rezone 25.31 acres from R-40 to GC. If rezoned the property would be utilized for a mixed use development/retail development. The property is located on Hickory Flat Hwy and further described as Cherokee County Tax Map 02N04, Parcel(s) 271B, 271C and 271D.

Vicki Taylor presented the case to the Planning Commission.

Parks Huff represented the case.

Michael Geist spoke in opposition.

Wayne Savely spoke in opposition.

Paul Hatlen spoke in opposition.

Parks Huff spoke in rebuttal.

Mr. Jarrard said he couldn't support the request and gave several reasons why he felt that the property could be used as residential.

Mr. Jarrard made motion to recommend denial.

Seconded by Mr. Whitaker.

Motion to recommend denial passed 8-1 with Mr. Spinks in opposition.

With no further items for discussion the meeting was adjourned at 10:30 pm.

Other Agenda Items

Approval of December 20, 2005 and January 3, 2006 Minutes.