

Cherokee County Planning Commission
Public Hearing
Minutes
Tuesday, November 21, 2006
7:00 p.m.

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday, September 5, 2006 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Planning Commission were Chairman Rob Cutting, Vice Chairman Michael Oxley, Bill Jarrard, Richard Spinks, Betty Callahan, Luke Zakrzewski, Bob Whitaker, Scott Barnes and Charles Kirby. In attendance for Cherokee County staff were Jeff Watkins, Planning Director, Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Senior Clerk. The meeting was called to order at 7:40 pm.

Case #06-04-022 Ruby Forest, Inc. requesting to rezone 225.84 acres from R-40, R-80 and AG to GC, RTH, RZL, R-15 and R-60. If rezoned the property would be utilized for a mixed use residential and commercial development. The property is located at Hwy 140 and Hickory Road and described as Cherokee County Tax Map 02N02, Parcel(s) 40, 43, 44, 79, 79A, 79B, 130, 131, 132, 132A, 148.

Vicki Taylor Lee presented the case.

Joe Cooley represented the case.

Elizabeth Cropper spoke in opposition.

Kari Cowart spoke in opposition.

Terri Slater spoke in opposition.

Tom Carson spoke in opposition.

Mr. Cooley spoke in rebuttal.

Mr. Cutting closed public comment.

Mr. Jarrard made motion to recommend denial.

Mr. Whitaker seconded the motion.

Mr. Kirby opposed.

Motion to recommend denial passed 8-1.

Case #06-08-053 Ruby Forest, Inc. requesting to rezone 4.60 +/- acres from R-40 to GC. If rezoned the property would be utilized for a commercial village. The property is located on Charles Cox Drive and described as Cherokee County Tax Map 02N02, Parcel(s) 45, 46, 80, 81, and 82.

Vicki Taylor Lee presented the case.

Joe Cooley represented the case.

Mr. Zakrzewski made motion to recommend denial.

Mr. Jarrard seconded the motion.

Mr. Kirby opposed.

Motion to recommend denial passed 8-1.

Mr. Jarrard left the meeting at this time.

Case #06-11-071 Olene & Earl Darby requesting to rezone 22.15 acres from AG to RD-3. If rezoned the property would be utilized for residential a residential subdivision. The property is located on Heard Drive and described as Cherokee County Tax Map 14N21, Parcel(s) 117, 117A, 117B, 117D, 117E.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

Paul Beersdorf spoke in opposition.

Steve Page spoke in opposition.

Mr. Chambers spoke in rebuttal.

Mr. Cutting closed public comment.

Mrs. Callahan made motion to recommend approval with conditions.

1. To encourage applicant to work with the school board.
2. Include a fence and a 30' buffer to adjoining property owner to the East.

Mr. Barnes seconded the motion.

Motion to recommend approval passed 8-0.

Case #06-11-072 Ransom Financial Group, Inc. requesting to rezone 82.36 acres from AG to RZL. If rezoned the property would be utilized for a residential subdivision. The property is located at Hickory Road and Stringer Road and described as Cherokee County Tax Map 15N26, Parcel(s) 14A, 18B, 18D.

Vicki Taylor Lee presented the case.

Parks Huff represented the case.

Mike McElhenry spoke in opposition.

J.P. Wolbert spoke in opposition.

Mr. Huff spoke in rebuttal.

Mr. Cutting closed public comment.

Mr. Spinks made motion to recommend approval with conditions.

1. Subdivision access from the Hickory Cove Drive cul-de-sac be prohibited (during construction as well as after completion)*
2. Require that a 50 foot undisturbed buffer be included between the subdivision and the adjacent lots located off of Hickory Cove Drive with all existing trees left in tact.*
3. Provide a wooden privacy fence located on the development side of the 50 foot buffer mentioned above.*
4. The above-mentioned buffer and fence should be deeded to the homeowner's association and not to the individual subdivision homeowners and would be maintained by the homeowner's association.
5. Require that the amenities center be moved to the Stringer Road side of the development away from the Hickory Cove Drive properties (to help reduce noise and light pollution).
6. Enforce the standard RD-3 zoning requirement for "pedestrian level lighting" (this should help limit light pollution to neighboring properties)

Mr. Whitaker seconded the motion.

Mr. Zakrzewski opposed.

Motion to recommend approval passed 7-1.

Case #06-11-074 Jason Brand & Max Brand requesting to rezone 100 acres from R-40 to R-30. If rezoned the property would be utilized for a residential subdivision. The property is located on Jordan Road and described as Cherokee County Tax Map 04N04, Parcel 66. (City of Ball Ground)

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor or in opposition.

Mr. Cutting closed public comment.

Mr. Barnes made motion to recommend approval.

Mr. Kirby seconded the motion.

Motion to recommend approval passed 8-0.

Case #06-12-083 Lantern Walk, LLC requesting to rezone 6.75 acre from AG to TND. If rezoned the property would be utilized for an addition to the existing Lantern Walk Subdivision. The property is located at 1035 Cartersville Street and described as Cherokee County Tax Map 03N01, Parcel 21. (City of Ball Ground)

Vicki Taylor Lee presented the case.

No one spoke in favor or in opposition.

Mr. Cutting closed public comment.

Mr. Barnes made motion to recommend approval.

Mr. Whitaker seconded the motion.

Motion to recommend approval passed 8-0.

Case #06-11-075 Dale Turner requesting to rezone 2.0 acres from AG to NC. If rezoned the property would be utilized for retail services. The property is located on Cumming Hwy and described as Cherokee County Tax Map 03N10, Parcel 21.

Vicki Taylor Lee presented the case.

Ken Patton represented the case.

Raymond Rega spoke in opposition.

Mr. Patton spoke in rebuttal.

Mr. Cutting closed public comment.

Mr. Spinks made motion to recommend approval.

Mrs. Callahan seconded the motion.

Mr. Oxley and Mr. Whitaker opposed.

Motion to recommend approval passed 6-2.

Case #06-11-076 Dale Turner requesting to rezone 0.52 acres from R-40 to GC. If rezoned the property would be utilized for retail services. The property is located on Cumming Hwy and described as Cherokee County Tax Map 14N23A, Parcel 13A.

Vicki Taylor Lee presented the case.

Ken Patton represented the case.

No one spoke in favor or in opposition.

Mr. Cutting closed public comment.

Mr. Whitaker made motion to recommend approval.

Mr. Zakrzewski seconded the motion.

Motion to recommend approval passed 8-0.

Case #06-11-077 Big Sky Land & Cattle, LLC requesting to rezone 4.07 acres from R-80 to GC. If rezoned the property would be utilized for retail services. If rezoned the property would be utilized for retail services. The property is located on Cumming Hwy and described as Cherokee County Tax Map 14N29, Parcel 36.

Vicki Taylor Lee presented the case.

Ken Patton represented the case.

Barbara Martin spoke in opposition.

Chris Holley spoke in opposition.

Mr. Patton spoke in rebuttal.

Mr. Cutting closed public comment.

Mr. Zakrzewski made motion to recommend denial.

Mr. Barnes seconded the motion.

Motion to recommend denial passed 8-0.

Case #06-09-058 Estate of Charles Cambron requesting to rezone 36.66 acres from R-40 to

R-20. If rezoned the property would be utilized for a residential subdivision. The property is located on Little Ridge Road and described as Cherokee County Tax Map 21N11, Parcel 29.

Vicki Taylor Lee presented the case.

Parks Huff represented the case.

Robert Callegari spoke in opposition.

Mr. Huff spoke in rebuttal.

Mr. Cutting closed public comment.

Mrs. Callahan made motion to recommend approval.

Mr. Kirby seconded the motion.

Motion to recommend approval passed 8-0.

Case #06-10-065 The Landon Group, Inc. requesting to rezone 12.13 acres from R-40 to RTH. If rezoned the property would be utilized for townhomes. The property is located on Priest Road and described as Cherokee County Tax Map 21N06, Parcel 164A.

Vicki Taylor Lee presented the case.

Parks Huff represented the case.

Andrea ? spoke in opposition.

Mr. Cutting closed public comment.

Mr. Kirby made motion to recommend approval.

Mrs. Callahan seconded the motion.

Mr. Spinks opposed.

Motion to recommend approval passed 7-1.

Other Agenda Items

Approval of October 3, 2006 Minutes