

Cherokee County Planning Commission
Public Hearing Minutes
Tuesday, June 3, 2008
7:00 p.m.

The Cherokee County Municipal Planning Commission held its regular scheduled public hearing on Tuesday, June 3, 2008 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Planning Commission were Vice Chairman Michael Oxley, Betty Callahan, Charles Kirby, Scott Barnes, Garland Stewart, Debra Haynes and Thais Escondo. Bob Whitaker and Tom Hill did not attend. In attendance for Cherokee County Staff were Vicki Taylor Lee Zoning Administrator and Vikki Chadwick, Senior Clerk. The meeting was called to order at 7:00 pm.

NEW CASES:

Case #08-05-012 – Sam Fuchs – requesting to rezone .781 acres from PUD to GC for office retail space. Property is located on Bells Ferry Road just south of Holly Street on the western side of the road and is further described as Cherokee County Map Number 15N08, part of Parcel 112.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Oxley closed public comment.

Mr. Stewart made motion to recommend approval with conditions.

- A deceleration lane to be provided from southbound Bells Ferry Road at the site entrance.
- A left turn lane to be provided from northbound Bells Ferry Road at the site entrance.
- Reference Letter from Bridge Mill Community Association, Inc. dated May 30, 2008.

Mr. Kirby seconded the motion.

Motion to recommend approval passed 7-0.

Case #08-06-013 – Charles Fields requesting to rezone 3.14 acres from AG to R-20. If rezoned property would be utilized for residential uses. Property is located at 2300 Ridge Road and is further described as Cherokee County Tax Map 15N07, Parcel 061.

Vicki Taylor Lee presented the case.

Charles Fields represented the case.

David Fields spoke in favor of the case.

No one spoke in opposition.

Mr. Oxley closed public comment.

Mr. Kirby made motion to recommend approval.

Mrs. Callahan seconded the motion.

Motion to recommend approval passed 7-0.

Case #08-06-014 – Dr. Dawn Marromatidis requesting to rezone 1.17 +/- acres from R-80 to NC. If rezoned property would be utilized as a Chiropractic Office. Property is located at 7538 Cumming Highway and is further described as Cherokee County Tax Map 03N10, Parcel 023.

Vicki Taylor Lee presented the case.

Ben Key represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Oxley closed public comment.

Mrs. Haynes made motion to recommend approval.

Mr. Barnes seconded the motion.

Motion to recommend approval passed 7-0.

Case #08-06-015 – Dwayne H. Wilson requesting to rezone 2.725 acres from AG to R-30. If rezoned property would be utilized for residential purposes. Property is located at 1340 Bart Manous Road and is further described as Cherokee County Map Number 15N25, Parcel 183.

Vicki Taylor Lee presented the case.

Jennifer Wilson represented the case.

Ty Adams spoke in favor of the case.

No one spoke in opposition.

Mr. Oxley closed public comment.

Mr. Stewart made motion to approve with conditions.

- Lot 1A and 1B to be rezoned to R-40 with a minimum of 0.92 acres (40,000 square feet).
- Lot 1 to be rezoned to R-30 in lieu of a Legacy Lot.
- Survey Plat dated 4-18-08 indicating lot size for reference only.

Mrs. Escondo seconded the motion.

Motion to recommend approval with conditions passed 7-0.

OLD CASES:

Case #08-04-010 - Kodiak Investments, Inc. requesting to rezone 1.3 acres from O-I to NC. If rezoned property would be utilized for NC permitted uses. Property is located at 5667 Cumming Highway and is further described as Cherokee County Tax Map 03N05, Parcel 150. **This case is being referred back to the Planning Commission from by the Board of Commissioners to consider an NC request.**

Vicki Taylor Lee presented the case.

Ken Patton represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Oxley closed public comment.

Mr. Barnes made motion to recommend denial.

Mrs. Escondo seconded the motion.

Motion to recommend denial passed 5-2.

Betty Callahan and Charles Kirby opposed.

OTHER:

Approval of April Minutes

Approval of May Minutes