

**CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION  
MINUTES / TUESDAY, OCTOBER 7, 2008**

The Cherokee County Municipal Planning Commission held its regular scheduled public hearing on Tuesday, October 7, 2008 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Planning Commission were Chairman Bob Whitaker Vice Chairman Michael Oxley, Betty Callahan, Charles Kirby, Scott Barnes, Garland Stewart, Tom Hill, Debra Haynes and Thais Escondo. In attendance for Cherokee County Staff were Jeff Watkins, Planning Director, Vicki Taylor Lee, Zoning Administrator, Margaret Stallings, Principal Planner and Vikki Chadwick, Senior Clerk. The meeting was called to order at 8:10 pm.

**NEW CASES:**

**CASE #08-10-022 – 4 SEASONS SELF STORAGE** requesting to rezone 6.9 acres from R-80 to GC for a self-storage facility. Property is located at 7620 Cumming Highway in Land Lots 853 and 876 of the 3<sup>rd</sup> District, 2<sup>nd</sup> Section and being more particularly described as Cherokee County Tax Map 03N10, Parcel 025.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor of the case.

Mike Nardiello spoke in opposition.

Debra Lavelle spoke in opposition.

Lisa Wagner spoke in opposition.

Jason Allan spoke in opposition.

Mr. Chambers spoke in rebuttal.

Mr. Whitaker closed public comment.

Mrs. Escondo made motion to recommend denial.

Mrs. Haynes seconded the motion.

Motion to recommend denial passed 8-1

Charles Kirby opposed.

**CASE #08-10-023 – HOWARD BRUMMEL** requesting to rezone 1.52 acres from R-40 to R-30. Property is located at 183 Johnson Dupree Court in Land Lot 1200 of the 21<sup>st</sup> District, 2<sup>nd</sup> Section and being more particularly described as Cherokee County Tax Map 21N06, Parcel 266.

Vicki Taylor Lee presented the case.

Melissa Brummel represented the case.

No one spoke in favor of the case.

No one spoke in opposition of the case.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to recommend approval.

Mrs. Callahan seconded the motion.

Motion to recommend approval passed 8-1.

Mrs. Haynes opposed.

**CASE #08-10-024 – MARVIN GLANZER** requesting to rezone 15.5 acres from R-40 to GC for storage of boats, campers and motor homes. Property is located at 262, 264 and 268 Arnold Mill Road in Land Lot 1025 of the 15<sup>th</sup> District, 2<sup>nd</sup> Section and being more particularly described as Cherokee County Tax Map 15N17A, Parcel 184.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor of the case.

Ronald Kissel spoke in opposition.

Judy Spears spoke in opposition.

Jerry Kinzey spoke in opposition.

Mr. Chambers spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to recommend denial.

Mr. Barnes seconded the motion.

Motion to recommend denial passed 9-0.

**OLD CASES:**

**CASE #08-09-020 – JAMES R. CONWAY & SHEILA LANGLEY** requesting to rezone 12.8 acres from AG to GC for retail, business, office, bank and pharmacy purposes. Property is located at the intersection of Highway 108 and Highway 20 West in Land Lot 24 of the 22<sup>nd</sup> District, 2<sup>nd</sup> Section and being more particularly described as Cherokee County Tax Map 22N06, Parcels 121, 133, 135, 136 and 137.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor of the case.

Jerry Kinzey spoke in opposition of the case.

Mr. Chambers spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Whitaker made motion to approve with conditions.

1. The intersection improvement of SR 20 and SR 108 / White Road / Upper Sweetwater Trail is complete and open to traffic.
2. The planned driveway entrance on SR 20 is constructed to current Georgia DOT standards and all work within the GDOT right-of-way be permitted by GDOT. As a minimum, required improvements will include a deceleration lane from eastbound SR20 and a left turn lane from westbound SR 20.
3. The improvements to both site entrances are coordinated with the GDOT intersection improvement project at SR 20 and SR 108 / White Road / Upper Sweetwater Trail.
4. The site development of this application is coordinated with the right-of-way acquisitions required for the proposed GDOT intersection improvement project at SR 20 and SR 108 / White Road / Upper Sweetwater Trail.
5. Upper Sweetwater Trail is widened to 24 feet wide, between SR 20 and the proposed site entrance. The site entrance will require a standard deceleration lane and commercial driveway.
6. Maximum square footage for a single building to be 50,000 square feet.

Mrs. Escondo seconded the motion.

Motion to recommend approval with conditions passed 8-1.

Mrs. Callahan opposed.

**CASE #08-09-021 – NEW VINTAGE FARM, LLC** requesting to rezone 11.47 acres from R-40 to AG for an equestrian farm. Property is located at 2617 Cox Road in Land Lots 1047 and 1114 in the 15<sup>th</sup> District, 2<sup>nd</sup> Section and being more particularly described as Cherokee County Tax Map 15N29, Parcel 061.

Vicki Taylor Lee presented the case.

Parks Huff represented the case.

No one spoke in favor of the case.

No one spoke in opposition of the case.

Mr. Whitaker closed public comment.

Mr. Barnes made motion to approve with conditions  
1. Equine farm only.

Mrs. Haynes seconded the motion.

Motion to recommend approval passed 7-2.

Betty Callahan and Charles Kirby opposed.

**OTHER BUSINESS:**

September minutes approved.

Adjourned 10:10 P.M.