

**Cherokee County Planning Commission**  
**Public Hearing**  
**Agenda**  
**Tuesday, January 7, 2003**  
**7:30 p.m.**

**Old Cases**

Case #02-11-033 Sirron Group Development, LLC requesting to rezone 231 acres from AG to R-40. If rezoned the property would be utilized for a residential conservation subdivision. The property is located on Reinhardt College Pkwy in Land Lot(s) 77, 78 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N08, Parcel(s) 070, 086.

Case #02-12-045 Carl Vasallo requesting to rezone 65.0 +/- acres from AG to R-15 conditional. If rezoned the property would be utilized for a single-family residential subdivision. The property is located on Cumming Hwy in Land Lot(s) 303, 274, 275 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N29, Parcel(s) 29, 33.

**New Cases**

Case #03-01-001 Sivica Commercial, Inc. requesting to rezone 25 +/- acres from AG to OI (up to 9 acres for senior housing) & NC (up to 7 acres) and the remaining acreage OI. If rezoned the property would be utilized for a mixed-use development with senior housing and neighborhood commercial uses. The property is located along Bells Ferry Road and further described as Cherokee County Tax Map 15N07, Parcel 047.

Case #03-01-002 QuikTrip Corporation requesting to rezone 0.74 acres from R-40 to GC. If rezoned the property would be utilized for expansion of QuikTrip parking and showroom/office space for Custom One Leasing. The property is located on East Rope Mill Lane and further described as Cherokee County Tax Map 15N15A, Parcel 039.

Case #03-01-003 PEC Development requesting to rezone 101.7 acres from AG to R-40. If rezoned the property would be utilized for a single-family residential conservation subdivision. The property is located on Thomas Road and further described as Cherokee County Tax Map 02N01, Parcel 2.

Case #03-01-004 Pearson Communities, Inc. requesting to rezone 44.57 acres from R-40 & GC to RTH and LI. If rezoned the property would be utilized for single family detached gated community and office warehouse. The property is located on Dupree Road at Interstate 575 and further described as Cherokee County Tax Map 15N12, Parcel(s) 96, 92, 94, 97, 78, 77, 90, 93, 93A, 91, 76, 88, 96.

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Case #03-01-005 New Pointe Investments, Inc. requesting to rezone 65.0 +/- acres from R-40 to R-20. If rezoned the property would be utilized for a residential conservation development. The property is located on Hwy 92 in Land Lot(s) 1107, 1108, 1126, 1127 in the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N12, Parcel(s) 17, 18, 19, 22, 53A, 52A and 52.

**Other Items**

Approval of November 5<sup>th</sup> and December 3<sup>rd</sup> Minutes.