

Cherokee County Planning Commission
Work Session
Agenda
Monday, October 25, 2004
6:30 p.m.

Old Cases

Case #04-08-054 Liberty Grove, LLC requesting to rezone 196 +/- acres from AG to R-30. If rezoned the property would be utilized for a single family residential subdivision. The property is located at the intersection of Union Hill Road and Liberty Grove Road in Land Lot(s) 123, 124, 127, 163, 164, 165, 166, 196, 197, 162, 198 of the 2nd District and further described as Cherokee County Tax Map 02N10, Parcel(s) 064 and 107.

Case #04-09-057 K B Home Atlanta, LLC requesting to rezone 90 +/- acres from R-40 to RZL. If rezoned the property would be utilized for a residential subdivision. The property is located off Neese Road at Dachsund Court in Land Lot(s) 1097, 1098, 1099, 1100 of the 15th District and further described as Cherokee County Tax Map 15N18, Parcel(s) 61, 82, 85, 86, 116, 117.

City of Woodstock has requested this case be postponed

Case #04-10-071 Eric Rafalik (The Paradise Group) requesting to rezone 0.47 acres from R-80 to NC. If rezoned the property would be utilized for commercial retail. The property is located on East Cherokee Drive in Land Lot 806 of the 3rd District and further described as Cherokee County Tax Map 03N10, Portion of Parcel 114.

New Cases

Case #04-11-070 Tommy Turner, Inc. requesting to rezone 77 acres from R-40 to RZL. If rezoned the property would be utilized for a residential subdivision. The property is located on Hamby Road next to Cobb County in Land Lot 1266 of the 21st District and further described as Cherokee County Tax Map 21N12F, parcel 010A and Tax Map 21N12, Parcel 112A.

Case #04-11-070 Tal Mar Holdings, LLC requesting to rezone 67.83 acres from AG to R-15 and GC. If rezoned the property would be utilized for a residential subdivision and retail commercial. The property is located at the intersection of Bells Ferry Road and Steels Bridge Road in Land Lot(s) 358, 359, 360, 363 of the 15th District and further described as Cherokee County Tax Map 15N02, Parcel 020.

Case #04-11-072 OCS Enterprises, Inc. requesting to rezone 132.5 +/- acres from AG & LI to TND. If rezoned the property would be utilized for retail, office warehouse & residential uses. The property is located at the intersection of Howell Bridge Road, Ball Ground Hwy and I-575 in Land Lot(s) 65, 66, 79, 80, 137, 138, 152 of the 3rd District and further described as Cherokee County Tax Map 03N01, Part of Parcel 087.

Case #04-11-074 Robert Harris Homes, Inc. requesting to rezone 15.2083 acres from R-40 & RTH with conditions to RTH with new conditions. If rezoned the property would be utilized for an attached cottage style townhome community. The property is located off Bells Ferry Road in Land Lot 1117 of the 15th District and further described as Cherokee County Tax Map 15N06, Parcel(s) 133, 134, 135, 136, 136A, 137, 138, 139.

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Case #04-11-075 Union Hill Road Associates, LLC requesting to rezone 37.56 +/- acres from GC to RZL. If rezoned the property would be utilized for a residential subdivision. The applicant is also requesting a variance to disturb and replant along the eastern, southern and western property lines and to eliminate the required 35' buffer along the northern property line. The property is located on Evans Cook Road and Union Hill Road in Land Lot(s) 1008, 1009, 1010 of the 3rd District and further described as Cherokee County Tax Map 14N29, Part of Parcel 139.

Case #04-11-076 William & Elaine Bell requesting to rezone 2.15 acres from R-80 to GC. If rezoned the property would be utilized for a landscaping/nursery business. The property is located at the corner of Cumming Hwy and Harmony Drive in Land Lot 938 of the 3rd District and further described as Cherokee County Tax Map 03N05, Parcel 044.

Case #04-11-077 Mark Tate requesting to rezone 15.42 acres from R-40 to GC. If rezoned the property would be utilized for a parking area. The property is located on Kellogg Creek Road in Land Lot 1100 of the 21st District and further described as Cherokee County Tax Map 21N06, Part of Parcel 050.

Other Items

- (1) Discussion of Article 18, Section 18.3-2(e) - Procedures for applications with postponement, withdrawal or amendments.

****Note: Agenda order is subject to change at the discretion of the Planning Commission Chairman.**