

Cherokee County Planning Commission
Public Hearing
Agenda
Tuesday, December 7, 2004
7:00 p.m.

Continued Cases

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.

New Cases

Case #04-12-076 Bonifey Development, LLC requesting to rezone 33.85 +/- acres from AG to R-40. If rezoned the property would be utilized for a residential subdivision. The property is located on Old Mill Road in Land Lot(s) 746, 767, 818 of the 3rd District and further described as Cherokee County Tax Map 03N22, Part of parcel 036 and parcel 036A.

Case #04-12-077 MBC Properties, LLC requesting to rezone 13.71 acres from R-40 to RTH. If rezoned the property would be utilized for single family attached townhomes. The property is located on Victory Drive in Land Lot(s) 898, 903 of the 21st District and further described as Cherokee County Tax Map 21N11, Parcel(s) 153, 157, 158.

Case #04-12-078 George Hovis requesting to rezone 103 +/- acres from AG to R-40. If rezoned the property would be utilized for a residential subdivision. The property is located on Conns Creek Road in Land Lot(s) 318, 329 of the 4th District and further described as Cherokee County Tax Map 04N08, Parcel 003.

Case #04-12-079 Dean Woodall requesting to rezone 231.86 acres from AG to R-40. If rezoned the property would be utilized for a residential subdivision. The property is located on Upper Sweetwater Trail in Land Lot(s) 12, 13 of the 22nd District and further described as Cherokee County Tax Map 22N06, Parcel(s) 91, 92, 93, 119 and part of parcel 121.

Case #04-12-080 Tree-Breeze, LLC requesting to rezone 358.58 +/- acres from AG to R-40. If rezoned the property would be utilized for a residential subdivision. The property is located on Hwy 108 (Fincher Road) in Land Lot(s) 9, 10, and 11 of the 14th District and 127, 161, and 162 of the 22nd District and further described as Cherokee County Tax Map 14N04, Parcel(s) 001, 001A.

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Case #04-12-081 Clyde McFarland requesting to rezone 29 acres from AG to R-30. If rezoned the property would be utilized for a residential subdivision. The property is located on Harmony Drive in Land Lot(s) 860, 861, 862 of the 3rd District and further described as Cherokee County Tax Map 03N04, Part of Parcel 008 and parcel 009.

Case #04-12-082 Al Sharis requesting to rezone 1.07 acres from R-40 to GC. If rezoned the property would be utilized for a small restaurant. The property is located on Cumming Hwy in Land Lot 808 of the 3rd District and further described as Cherokee County Tax Map 03N10, Parcel 202.

Case #04-12-083 Glen Nedza requesting to rezone 3.22 acres from R-40 to LI. If rezoned the property would be utilized for an office warehouse. The property is located on East Rope Mill Lane in Land Lot 592 of the 15th District and further described as Cherokee County Tax Map 15N15, Parcel 074.

Old Cases

Case #04-09-057 K B Home Atlanta, LLC requesting to rezone 90 +/- acres from R-40 to RZL (**Revised to RD-3**). 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.

Applicant and City of Woodstock have requested this case be postponed.

Case #04-10-067 CW Matthews Contracting Company, Inc. requesting to rezone 14 acres from AG to HI. If rezone the property would be utilized for an asphalt plant. The property is located on Hwy 369 and Lower Creighton Road in Land Lot 470 of the 3rd District and further described as Cherokee County Tax Map 03N27, Portion of Parcel 62.

Other Items

Approval of November 2, 2004 Minutes.