

Cherokee County Planning Commission
Public Hearing
Agenda
Tuesday, May 3, 2005
7:00 p.m.

New Cases

Case #05-05-033 **Watertank 35, LLC** requesting to rezone 7.33 acres from AG to R-20. If rezoned the property would be utilized for a conservation subdivision. The property is located on East Cherokee Drive in Land Lot 922 of the 3rd District and further described as Cherokee County Tax Map 03N11, Part of Parcel 156B.

Applicant has requested to postpone this case until June Public Hearing

Case #05-05-034 **ICI Development Group, Inc.** requesting to rezone 57.47 acres from R-80 to R-40. If rezoned the property would be utilized for a residential subdivision. The property is located on Vaughn Road in Land Lot(s) 540, 541, 542, 576, 469 of the 2nd and 15th Districts and further described as Cherokee County Tax Map 02N03, Parcel 6A and Tax Map 15N27, Parcel(s) 92, 94, 95, 95B and 92A.

Case #05-05-035 **James F. Jones** requesting to rezone 2.2 acres from R-80 to AG. If rezoned the property would be utilized to have an outbuilding on this property. The property is located on Sugar Pike Road in Land Lot 136 of the 2nd District and further described as Cherokee County Tax Map 02N06, Parcel 013.

Case #05-05-036 **Jacob W. Schnurr** requesting to rezone 3 acres from AG to R-40. If rezoned the property would be utilized for residential uses. The property is located on Fate Conn Road in Land Lot 186 of the 14th District and further described as Cherokee County Tax Map 14N14, Part of Parcel 130.

Case #05-05-037 **John Wieland Homes & Neighborhoods, Inc.** requesting to rezone 22.7 +/- acres from AG to R-15. If rezoned the property would be utilized for a residential subdivision. The property is located in Land Lot(s) 992, 1024, 1025 of the 3rd District and further described as Cherokee County Tax Map 03N17, Parcel 008.

Case #05-05-038 **Jack & Melissa Redfern** requesting to rezone 7.25 acres from R-80 to AG. If rezoned the property would be utilized for a single family estate with outbuildings and a grazing animal. The property is located at 2023 Brick Mill Road in Land Lot 25 of the 15th District and further described as Cherokee County Tax Map 15N19, Parcel 128.

Case #05-05-039 **Etowah Heights, LLC** requesting to rezone 26.72 acres from AG to GC. If rezoned the property would be utilized for retail uses. The property is located at the intersection of Yellow Creek Road and Shiloh Church Road in Land Lot 322 of the 4th District and further described as Cherokee County Tax Map 04N10, Parcel 24C.

Applicant has requested to postpone this case until June Public Hearing

Case #05-05-040 **Steve Anderson** requesting to rezone 5.16 +/- acres from R-40 to GC. If rezoned the property would be utilized for general commercial retail sales and self storage. The property is located on Hickory Flat Hwy in Land Lot 289, 360 of the 2nd District and further described as Cherokee County Tax Map 02N02, Parcel 60.

Old Cases

Case #05-01-004 **Premium Investment** requesting to rezone 31.49 acres from AG and GC with conditions to GC. If rezoned the property would be utilized for commercial uses. The property is located at the corner of Cumming Hwy and Hwy 369 in Land Lot(s) 770, 771, 814, 815 of the 3rd District and further described as Cherokee County Tax Map 03N16, Parcel(s) 99, 100, 101, 102, 103, 104, 105, 120 and 121.

This case will need to be postponed until the June Public Hearing

Case #05-03-020 **Warren Mongillo & Carlo DePizzo** requesting to rezone 0.818 acres from R-40 to NC. If rezoned the property would be utilized for professional office space. The property is located on Bells Ferry Road in Land Lot 357 of the 15th District and further described as Cherokee County Tax Map 15N02, Parcel 096.

Case #05-04-028 **Barclay Group** requesting to rezone 7.33 +/- acres from R-40 to GC. If rezoned the property would be utilized for a commercial business and office center. The property is located at the intersection of Sixes Road and Ridge Road in Land Lot 354 of the 15th District and further described as Cherokee County Tax Map 15N08, Parcel(s) 43C, 44 and part of 43.

Case #05-04-029 **Daniele Torgerson** requesting to rezone 1.58 acres from R-40 to R-20. If rezoned the property would be utilized for a single family home. The property is located at 361 Roy Haynes Drive in Land Lot 310 of the 4th District and further described as Cherokee County Tax Map 04N04, Parcel 051.

Other Items

- Approval of March 1, 2005 Minutes.
- Discussion of Article 18; Amendments and Zoning Procedures.