

**Cherokee County Planning Commission**  
**Public Hearing**  
**Agenda**  
**Tuesday, December 5, 2006**  
**7:00 p.m.**

**New Cases**

**Case #06-12-078 Emerald Land & Development, LLC** requesting to rezone 101.02 acres from AG to HI. If rezoned the property would be utilized for a Lumber/Wood Processing/Chipping operation. The property is located on East Cherokee Drive and described as Cherokee County Tax Map 03N03, Parcel 21B.

**Case #06-12-079 Joe Disharoon** requesting to rezone 99.91 acres from AG to HI. If rezoned the property would be utilized for an Industrial Park. The property is located on East Cherokee Drive and described as Cherokee County Tax Map 03N02, Parcel 035.

**Case #06-12-080 Eric Berkobin** requesting to rezone 7.19 acres from AG to R-40. If rezoned the property would be utilized for a single family residential subdivision. The property is located on Arnold Mill Road and described as Cherokee County Tax Map 15N29, Part of Parcel 31.

**Case #06-12-081 American Equities & Development, LLC** requesting to rezone 215.44 acres from AG & R-40 to R-40. If rezoned the property would be utilized for a single family residential subdivision. The property is located on Birmingham Road and Wrights Mill Road and described as Cherokee County Tax Map 03N24, Parcel(s) 53A, 54.

**Case #06-12-082 Sanmar Properties, Inc.** requesting to rezone 36.85 acres from AG to R-40. If rezoned the property would be utilized for residential uses. The property is located on Holbrook Campground Road and described as Cherokee County Tax Map 03N30, Parcel(s) 100, 101, 102.

**Case# 06-12-084 Eastbrooke Properties, LLC** requesting to rezone 88.88 acres from AG to RD-3. If rezoned the property would be utilized for a residential subdivision. The property is located on Haley Farm Road and described as Cherokee County Tax Map 03N11, Parcel(s) 113, 113A and Cherokee County Tax Map 03N12, Parcel(s) 103, 118, 118D.

**Case #06-12-086 High Pointe Capital, LLC** requesting to rezone 144.146 acres from AG to R-30. If rezoned the property would be utilized for residential uses. The property is located at the intersection of Yellow Creek Road and Hwy 369 and described as Cherokee County Tax Map 03N26, Parcel 001.

**Old Cases**

**Case #06-10-064 The Macauley Companies** requesting to rezone 3,944.35 +/- acres from AG to TND, RM-16, RTH, RD-3, R-15, and R-20, and that certain concurrent variances be granted in connection with such rezoning. Macauley has additionally made an alternative request to amend the Cherokee County Zoning Ordinance to create a new zoning category entitled, the "Allatoona Lake Planned Community District" or "ALPCD." If rezoned the property would be utilized for a mixed use development. The property is located on Knox Bridge Hwy and Sweetwater Trail and described as Cherokee County Tax Map 21N01, Parcel(s) 1, 1A, 4, 4A, 5, 6, 8, 9, 11, 67, 73, 74, Tax Map 21N02, Parcel(s) 1, 1A, 1B, 2, 3 and Tax Map 22N06, Parcel(s) 50A, 50B, 50D, 60, 62.

**Case #06-10-067 Dean Woodall Communities, Inc.** requesting to rezone 164.80 acres from AG to R-40 and GC. If rezoned the property would be utilized for residential and commercial uses. The property is located on Hwy 108 (Fincher Road) and White Road and described as Cherokee County Tax Map 22N06, Parcel 151.

**Other Items**

Approval of November 21, 2006 Minutes