



Cherokee County Planning Commission Public Hearing AGENDA

November 7, 2017
Cherokee Hall 7:00 PM

CALL TO ORDER

ZONING CASES

1. Case #17-11-027 Brandon Smith (BOC Dist. 3)

Applicant is requesting to rezone 1.0 acre at 2361 Toonigh Road from AG to GC for a commercial office.

Applicant has requested this case be withdrawn

OTHER BUSINESS

APPROVAL OF MINUTES

- 1. August 21, 2017 Work Session Minutes**
- 2. September 18, 2017 Work Session Minutes**
- 3. October 3, 2017 Public Hearing Minutes**

ADJOURN



Cherokee County, Georgia
Agenda Request

Item#: 1.

SUBJECT: **Case #17-11-027 Brandon Smith (BOC Dist. 3)** **MEETING DATE:** 11/7/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 1.0 acre at 2361 Toonigh Road from AG to GC for a commercial office.
Applicant has requested this case be withdrawn

FACTS AND ISSUES:

Commission District: 3
Zoning Change: AG to GC
Location: 2361 Toonigh Road
Tax Map and Parcel No: 15N20, 378
Acres: 1.0
Proposed Development: Commercial Office
Future Development Map: Suburban Living

BUDGET:

Budgeted Amount:	Account Name:
Amount Encumbered:	Account #:
Amount Spent to Date:	Remaining Budget:
Amount Requested:	

ADMINISTRATIVE RECOMMENDATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Exhibit
<input type="checkbox"/> Zoning Case Summary	Exhibit
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Deed	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> PP Report	Exhibit



Staff Report

Case No: 17-11-027
Applicant Name: Brandon Smith
Location: 2361 Toonigh Road
 (15N20, 378)
From/To: AG to GC
Proposed Use: Office
Commission Post: 3

	Existing Zoning	Existing Land Use
North	NC and R-40	Across Holly Springs Parkway Vacant Commercial and Residential City of Holly Springs
South	R-20	Across Toonigh Road Residential – Hickory Point Subdivision
East	AG	Non-conforming ¾ acre Single Family Residential
West	GC and AG	Vacant Commercial in the City of Holly Springs and Non-conforming 1 acre Single Family Residential

Future Development

Character Area/Node/Corridor	Description
Suburban Living	Established residential neighborhoods with potential infill and redevelopment opportunities. Public water available, public sewerage available or planned; local public facilities.

Suburban Living	
Primary Land Uses	Secondary Land Uses
Single-family residential, Traditional Neighborhoods, Conservation Subdivisions	Residential related semi-public and institutional uses Regional outdoor recreational uses or parks

Analysis and Comment

The subject parcel as a non-conforming AG parcel, is approximately 1.0 acre and lies on the north side of Toonigh Road at New Light Road. The proposed use is for offices utilizing the existing structure after conversion to a commercial building. A public participation meeting was held on October 6, 2017 with 24 (24) attendees whose primary concern seemed to be that the proposed office not be changed to a more undesirable GC use. There are no letters in support of or in opposition to the rezoning on file. No Existing Site Resource Map is required.

1 Findings

1.1 Engineering Department

- Attached.

1.2 Cherokee County Water and Sewerage Authority

1.3 Cherokee County Board of Education

1.4 Fire Marshal's Office

1.5 Sheriff's Office

Case # 17-11-027 - Community Agenda Analysis

Section 1 – Community Vision

Community	Hickory Road
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Vision:

- Natural beauty and diversity make Cherokee County a desirable and sustainable community.
- Commitment to grow responsibly from rich agricultural foundation through careful community design.
- Lake Allatoona and Etowah River provide water supply and recreation opportunities to be preserved.
- Balance needed between housing, employment, education, recreation, infrastructure, and community services.

Applicant seeks to rezone from AG to GC in order to use the existing structure as is for office space utilized by current sales staff of three employees.

Section 2 - Core Issues

Project Supports

Planning for Sustainable Growth	This location has most infrastructure and services nearby.
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Diverse Economic Opportunities	This project could create new business and employment opportunities in the area and contribute to a more balanced tax base.
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Project Neutral

Designing with the Environment	No evidence of impact.
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Housing Choice	No evidence of impact.
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Land Use Patterns that Promote Connectivity and Mobility	No evidence of impact.
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Aging in Place	No evidence of impact.
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Preserve and Enhance Sense of Place	No evidence of impact.
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Project Neglects

Section 3 – Character Area Description

Character Area	Suburban Living
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The intent of this Character Area is to support existing suburban development with compatible residential and commercial development. This Character Area is also intended to create neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences. Suitable development in this area should be similar to the existing pattern of development in terms of size, scale, and lot density. Suggested Zoning Districts are R-40, R-30, R-20, R-15, and RD-3. This project is not consistent with the Suburban Living Character Area.

Node or Corridor	n/a
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ENTERED
9/29/17



Cherokee County
Planning & Land Use
1130 Bluffs Parkway
Canton, GA 30114

ZONING CASE SUMMARY

Date: September 29, 2017

Project number: PL20170001115
Application Type: Rezoning
Application Name: Brandon Smith

Contact Person: Smith, Brandon P. & Olivia C.

Location:
378 (15N20 378)
2361 Toonigh Rd, Canton, GA 30115

Acreage: 1.00

Comments: Applicant seeks to rezone from Agriculture to General Commercial in order to use the existing structure as is for standard office space utilized by current sales staff of three (3) employees.

Current Zoning: AG
Current Land Use: Agriculture
Proposed Zoning: GC
Proposed Land Use: Commercial
Proposed Number of Lots:

For additional information regarding this application contact **Planning and Land Use** at **678-493-6103**.



CHEROKEE COUNTY
Application for Public Hearing



Important Notes:

1. Please check all information supplied on the following pages to ensure your application is complete and accurate before signing this form. This page should be the first page of your completed application package.
2. All required documents for this application shall be submitted at the same time as the application. An application for a Public Hearing will not be scheduled unless and until it is *complete*.
3. Please contact the Planning and Land Use Department at 678-493-6103 if you have questions regarding your application or the public hearing process.
4. Applicant, or representative for applicant, must attend the Zoning Hearings. Failure to attend may result in dismissal with prejudice, rejection of the application or continuance of the hearing at the Board's sole discretion. If continued due to failure to appear at hearing, applicant will be responsible for all costs associated for re-advertising and notice for public hearing.

SECTION I

Contact Person: Brandon Smith Phone: _____
Email: _____

Applicant's Information:

Name: Brandon Smith

Address: 754 Crescent Circle Phone: _____

City, State, Zip: Canton, GA 30115

Property Owner's Information: same as above see attached authorization forms (multiple properties)

Name: Billie Jane McFarland

Address: 2628 Marliegh Farms Rd., NW Phone: _____

City, State, Zip: Kennesaw, GA 30152

Requested Public Hearing (check all that apply):

- Rezoning Amendment / Modification of Zoning
 Variance Other: _____

STAFF USE ONLY:	PUBLIC HEARING SCHEDULE:
Commission District: <u>3</u>	Public Participation Meeting: <u>10.6.17</u>
Case: <u>17-11-027</u>	PC Work Session Date: <u>10.16.17</u>
CityView # <u>PL2017-1115</u>	Planning Commission Hearing: <u>11.7.17</u>
Fee \$: <u>750⁰⁰</u>	Board of Commissioners: <u>11.21.17</u>
Date Paid: _____	Zoning Board of Appeals: _____
# of Signs: <u>2</u>	Other: _____

September 21, 2017

Brandon Smith

754 Crescent Circle
Canton, GA 30115



Dear Neighbor,

You are receiving this letter because you have registered with the Cherokee County Planning and Land Use department as being an interested party or your property lies within 750 feet of property we are considering requesting a change of zoning. As a part of the zoning process, Cherokee County requires any person requesting a change of zoning to host a public participation meeting. The purpose of this meeting is to ensure early and effective communication with nearby property owners and interested citizens, giving you the opportunity to review the proposed request for a change of zoning and to mitigate any impacts such proposal may have on the community.

October 6th, 2017

6:30 p.m.

Hickory Road Baptist Church, Main Sanctuary
2146 Hickory Road
Canton, GA 30115

The property is currently zoned as agricultural and has been used a rental property for the past 12 years. It is desired for the property to be zoned general commercial in order to use the existing structure as is for standard office space. The 1,390 square feet space will be utilized by a current sales staff of three employees. There will be no modifications to the exterior of the structure or property other than those required by the building authorities to utilize the property as a commercial office space. There will be the addition of a few parking spaces as needed to accommodate the staff.

McFarland Property located at:
2361 Toonigh Road, Canton, GA 30115

1 acre track

Currently zoned agricultural and proposed to be rezoned to general commercial.

Currently being used as residential and to be utilized as office space for BASE Innovations & BASE Lightning Protection, Inc.

Future Development map attached

A copy of the proposed site plan and Project Fact Sheet have been included for your review.

You are invited to come to this meeting to share your thoughts and concerns and to gain additional information about the proposed project. Should you have any questions, please contact me at 404-895-7729.

Sincerely,

Brandon Smith
Enclosures

Project Fact Sheet

Applicant Name Brandon Smith

Applicant Mailing Address 754 Crescent Circle, Canton

Applicant's Contact Person Brandon Smith

Property Owner Billie Jane McFarland

Property location 2361 Toonigh Road, Canton, GA 30115

Parcel Number(s) 378

Future Development Map Designation Suburban Living

Acreage of property 1

Current Zoning of property Agricultural (DU/AC) 1

Current Use of property Residential

Proposed Zoning of property General Commercial^(DU/AC)

Proposed Use of property Office space

of units (if residential) _____

Sq. ft. of building (if commercial) 1,398

Note: DU/AC= dwelling unit per acre

September 13, 2017

Brandon Smith

754 Crescent Circle
Canton, GA 30115

Applicant Response Statement

Dear Planning & Zoning,

Re: 2361 Toonigh Road, Canton, GA 30115

The property is currently zoned as agricultural and has been used a rental property for the past 12 years. It is intended for the property to be rezoned general commercial in order to use the existing structure as is for standard office space. The 1,398 square feet space will be utilized by a current sales staff of three employees. There will be no modifications to the exterior of the structure or property other than those required by the building authorities to utilize the property as a commercial office space and as determined by a professional feasibility study. There will be the addition of a few parking spaces as needed to accommodate the staff and ADA compliance.

The property's use shall not alter or adversely affect the existing use or usability of adjacent or nearby properties. Nor shall there be any impact on existing streets, transportation facilities, utilities, or schools.

The future land use plan has the land to be used as suburban living however the property has three sides of road frontage with high traffic and is not suitable for continued residential use. There are currently adjacent properties to the north and west that are zoned general commercial.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Smith", with a long horizontal flourish extending to the right.

Brandon Smith

FILE # 05055

WARRANTY DEED

1/2 Sellers, Atkinson & Low
1715 Hwy 92
Ste. 203
Woodstock, GA 30188

STATE OF GEORGIA, COUNTY OF CHEROKEE

THIS INDENTURE, made the 10th day of December, in the year one thousand nine hundred NINETY-ONE, between

TYRONE K. MCFARLAND AND BILLIE JANE MCFARLAND of the County of CHEROKEE, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

TYRONE KENNETH MCFARLAND and BILLIE JANE MCFARLAND BOOK 1101 PAGE 195

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSTH that: Grantor, for and in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 336 AND 385 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, AS SHOWN ON PLAT OF SURVEY FOR TYRONE E. MCFARLAND AND BILLIE JANE MCFARLAND, DATED NOVEMBER 14, 1991 MADE BY HERNDON SURVEING & DESIGN, INC. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY OF HICKORY ROAD, WHICH IRON PIN IS LOCATED 187.6 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF HICKORY ROAD AND THE SOUTHEAST CORNER OF LAND LOT 336, AS MEASURED ALONG THE SOUTHWESTERLY RIGHT OF WAY OF HICKORY ROAD; THENCE SOUTH 04 DEGREES 20 MINUTES 19 SECONDS WEST 19.67 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 20 MINUTES 19 SECONDS WEST 172.10 FEET TO AN IRON PIN LOCATED ON THE NORTHERLY RIGHT OF WAY OF TOONIGH ROAD; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF TOONIGH ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 83 DEGREES 58 MINUTES 39 SECONDS WEST 14.00 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 54 MINUTES 11 SECONDS WEST 57.59 FEET TO AN IRON PIN; THENCE SOUTH 84 DEGREES 10 MINUTES 22 SECONDS WEST 58.02 FEET TO AN IRON PIN; THENCE SOUTH 78 DEGREES 21 MINUTES 56 SECONDS WEST 3.67 FEET TO AN IRON PIN; THENCE NORTHERLY ALONG THE ARC OF A CURVE 173.85 FEET TO AN IRON PIN (SAID ARC SUBTENDED BY A CHORD NORTH 08 DEGREES 30 MINUTES 58 SECONDS EAST 170.83 FEET); THENCE NORTH 27 DEGREES 04 MINUTES 43 SECONDS EAST 61.78 FEET TO AN IRON PIN; THENCE SOUTH 62 DEGREES 54 MINUTES 18 SECONDS EAST 103.82 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING.

Georgia, Cherokee County
Filed in office this 23 day of Dec 19 91
at 10:30 A.M. Recorded in Book 1101 Page 195
this 23 day of Dec 19 91
Annette Fleming
Clerk Superior Court

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID 0-0-0
DATE 12-23-91

Annette Fleming
CLERK OF SUPERIOR COURT

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Witnessed and delivered in the presence of:



Tyrone K. McFarland (Seal)
Billie Jane McFarland (Seal)
Billie Jane McFarland (Seal)

Notary Public, Cobb County, Georgia
My Commission Expires Jan 15, 1994

Rec 12-27-91

ANNETTE FLEMING
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

RECORD AND MAIL TO:

Billie Jane McFarland
2361 Toonigh Rd
Canton, Ga
30115

EXECUTOR'S DEED

STATE OF GEORGIA.

COUNTY OF CHEROKEE:

THIS INDENTURE is made as of February 28, 2005, between **Billie Jane McFarland**, Executor of the Last Will and Testament of **Tyrone K. McFarland**, (hereinafter referred to as the "Deceased"), late of Cherokee County, Georgia (hereinafter referred to as "Grantor") and **Billie Jane McFarland**, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the Will of **Tyrone K. McFarland**, the Deceased, said Will has been duly probated and recorded in the Court of Probate of Cherokee County, Georgia), for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 336 AND 385 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, AS SHOWN ON PLAT OF SURVEY FOR TYRONE E. MCFARLAND AND BILLIE JANE MCFARLAND, DATED NOVEMBER 14, 1991 MADE BY HERNDON SURVEYING & DESIGN, INC. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

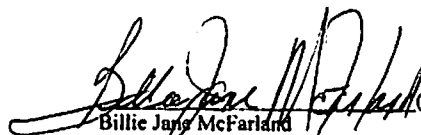
TO FINE THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY OF HICKORY ROAD, WHICH IRON PIN IS LOCATED 187.6 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF HICKORY ROAD AND THE SOUTHEAST CORNER OF LAND LOT 336, AS MEASURED ALONG THE SOUTHWESTERLY RIGHT OF WAY OF HICKORY ROAD; THENCE SOUTH 04 DEGREES 20 MINUTES 19 SECONDS WEST 19.67 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 20 MINUTES 19 SECONDS WEST 172.10 FEET TO AN IRON PIN LOCATED ON THE NORTHERLY RIGHT OF WAY OF TOONIGH ROAD; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF TOONIGH ROAD THE FOLLOWING COURSES AND

JAM

DISTANCES; NORTH 83 DEGREES 58 MINUTES 39 SECONDS WEST 14.00 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 54 MINUTES 11 SECONDS WEST 57.59 FEET TO AN IRON PIN; THENCE SOUTH 84 DEGREES 10 MINUTES 22 SECONDS WEST 58.02 FEET TO AN IRON PIN; THENCE SOUTH 78 DEGREES 21 MINUTES 56 SECONDS WEST 3.67 FEET TO AN IRON PIN; THENCE NORTHERLY ALONG THE ARC OF A CURVE 173.85 FEET TO AN IRON PIN (SAID ARC SUBTENDED BY A CHORD NORTH 08 DEGREES 30 MINUTES 58 SECONDS EAST 170.83 FEET); THENCE NORTH 27 DEGREES 04 MINUTES 43 SECONDS EAST 61.78 FEET TO AN IRON PIN; THENCE SOUTH 62 DEGREES 54 MINUTES 18 SECONDS EAST 103.82 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantees forever, IN FEE SIMPLE in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

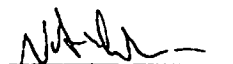
EXECUTED under seal as of the date above.

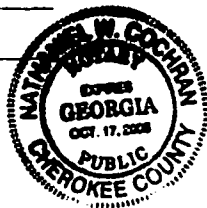
 (SEAL)
Billie Jane McFarland
Executor under the Will of
Tyrone K. McFarland, Deceased

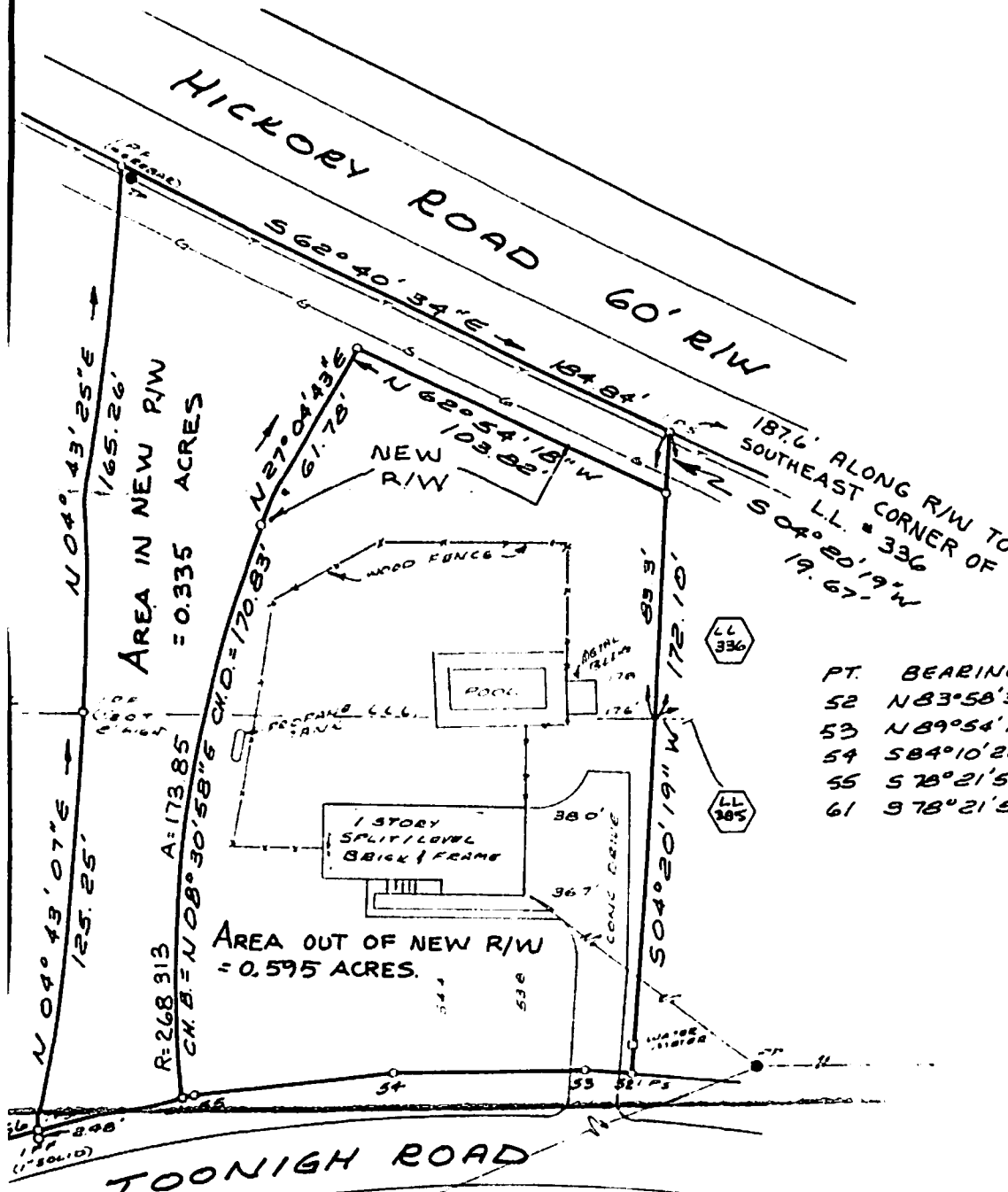
Signed, sealed and delivered

in the presence of:


Judi A. Hamilton
Unofficial Witness


Notary Public
My Commission Expires:





PT.	BEARING	DIST
52	N 83° 58' 39\" W	14.0
53	N 89° 54' 11\" W	57.5
54	S 84° 10' 22\" W	58.0
55	S 78° 21' 56\" W	3.6
61	S 78° 21' 55\" W	41.0

NOTE: BOUNDARY IN TAKEN FROM PLAT PARTIN & KATHY KO JERRY THACKER & ASS 3/23/84, JOB NO. 84



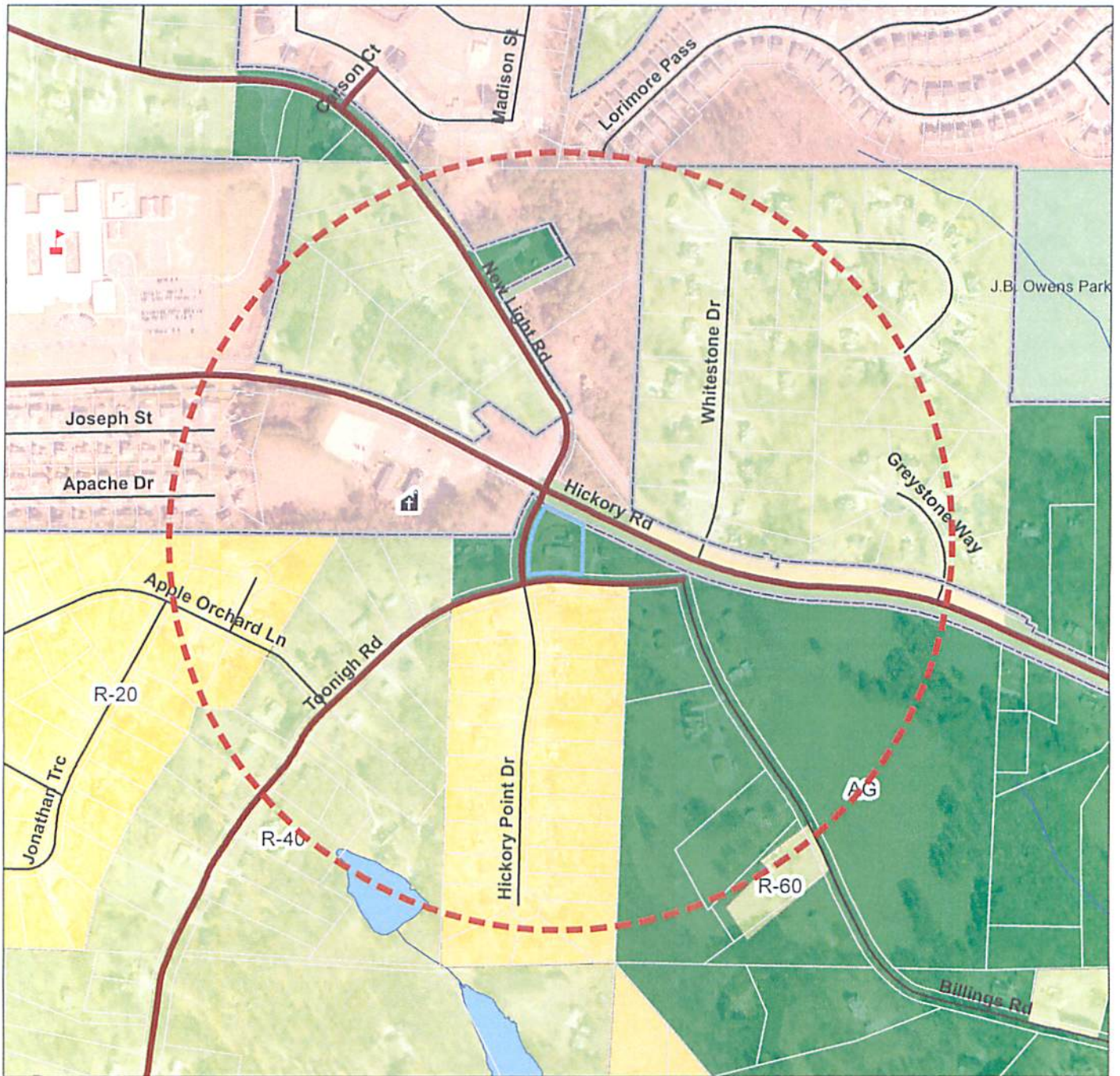
SURVEY & PLAT OF PROPERTY LOCATED IN:
 LAND LOTS 336 & 386, 15TH D
 CHEROKEE COUNTY, GEORGIA
 DATE: NOVEMBER 14, 1991
 SCALE: 1" = 40'

MADE FOR:
TYRONE E. McFARLAN
BILLIE JANE McFARLAN

CCB: PLAT FOR: KEVIN PARTIN & JOSEEB, BY: JERRY THACKER & ASSOC., 3-23-84, JOB NO: 84-5460-57E
 CE RIGHT OF WAY MAP, PRELOP-8600-1(057) CHEROKEE CO., 18-89, SHEET NO. 9.

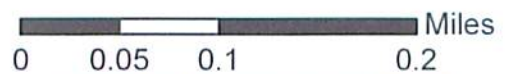
Case # 17-11-027 Brandon Smith

Zoning Map



Legend

- | | | | |
|---------------------|-------------------------------|---------------------|---------------|
| Rezoning Parcel | Cherokee County Zoning | RTH | Ball Ground |
| 1/4 Mile Radius | AG | RM10 | Canton |
| School | R80 | RM16 | Holly Springs |
| Cemetery | R60 | TND | Mountain Park |
| Church | R40 | PUD | Nelson |
| Parcel | R30 | OI | Waleska |
| 100 Year Flood Zone | R20 | NC | Woodstock |
| Detention Pond | R15 | GC | |
| | RD3 | LI | |
| | R10 | HI | |
| | RZL | Bells Ferry Overlay | |
| | RA | Hwy 92 Overlay | |



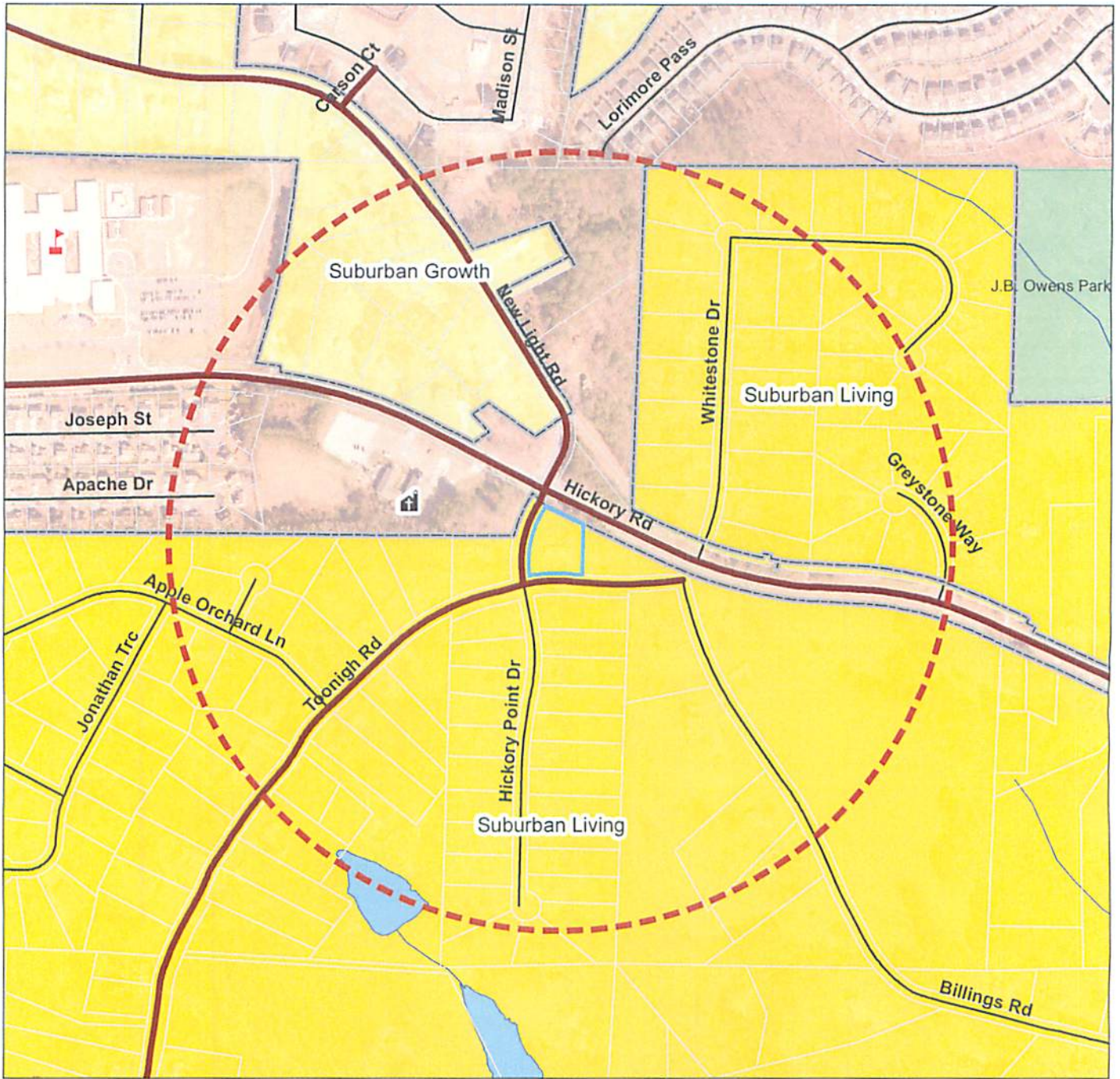
This map has been compiled from the most up to date and reliable sources available. Cherokee County is not responsible for errors and omissions contained in this map. No warranties or representations are expressed or implied in fact or in law.



Prepared by:
Cherokee County
Planning and Land Use
Canton, Georgia
02 October 2017



Case # 17-11-027 Brandon Smith
 Future Development Map



Legend

- | | | | |
|---------------------|--------------------------|------------------------|---------------|
| Rezoning Parcel | Development Nodes | Character Areas | Ball Ground |
| 1/4 Mile Radius | County Crossroads | Natural Preserve | Canton |
| School | Hamlet | Rural Places | Holly Springs |
| Cemetery | Neighborhood Village | Country Estates | Mountain Park |
| Church | Community Village | Suburban Growth | Nelson |
| Parcel | Corridors | Suburban Living | Waleska |
| 100 Year Flood Zone | Scenic Corridor | Neighborhood Living | Woodstock |
| Detention Pond | Transitional Corridor | Bells Ferry LCI | |
| | Development Corridor | Urban Core | |
| | | Workplace Center | |
| | | Regional Center | |
| | | Waste Management | |



This map has been compiled from the most up to date and reliable sources available. Cherokee County is not responsible for errors and omissions contained in this map. No warranties or representations are expressed or implied in fact or in law.



Prepared by:
 Cherokee County
 Planning and Land Use
 Canton, Georgia
 02 October 2017





Public Participation Meeting and Report Notes:

September 22, 2017 the attached announcement for a Public Participation meeting was mailed to 67 addresses as attached.

The public participation meeting for 2361 Toonigh Road (rezoning) was held on Friday, October 6th, 2017 at Hickory Road Baptist Church from 6:30 – 7:30 p.m.

There were 24 attendees that signed in, sign-in sheet attached.

Summary of concerns raised by citizens (response is below each question or concern):

- 1) "We don't want a gas station at this location"
 - a) The intent is make this office into our primary office space
- 2) Is there enough room to accommodate traffic? Truck traffic
 - a) All office deliveries for inbound materials will be on LTL trucking lines, our typical delivery is on a 20' flatbed truck with a lift gate. We can request this type of delivery whenever possible.
- 3) What's going to happen with the existing in ground pool?
 - a) The pool will either be filled in or a commercial grade pool covering installed
- 4) Why do you need to be rezoned GC?
 - a) The current zoning does not allow me to operate my business as I need to with any other zoning than GC.
- 5) Can you operate your business out of the house being zoned agricultural?
 - a) The agricultural zoning designation does not all for the property to operate primarily as a business or in the capacity that we need for our business.
- 6) If you rezone commercial others will more than likely follow suite
 - a) I have no control over other properties. There are currently 2 adjoining properties to this parcel that are zoned general commercial.
- 7) Have there been any variances filled with the application for rezoning?
 - a) There are no variance fillings with the pending zoning request.
- 8) "Why can't you find something somewhere else?" A real estate agent/neighbor said there numerous properties that were better than this one on the market.
 - a) We believe that the location of this property best suites what we are looking for in a business location.
- 9) What lighting are you planning on adding to the property for security reasons?

- a) There are no plans for additional lighting however there will be a security system added.
- 10) Concerns were raised about adjacent property value if this parcel is rezoned.
- a) It is my belief that the rezoning of this property should not devalue any of the surrounding properties
- 11) Fritz isn't zoned commercial, why do you need to be?
- a) The agricultural zoning designation does not allow for the property to operate primarily as a business or in the capacity that we need for our business.

The majority of the participants were residents of Billings Road and have expressed their concerns of not wanting the property to be later turned into something that is "undesirable" or that will decrease their property's value or appeal.



**Cherokee County, Georgia
Agenda Request**

Item#: 1.

SUBJECT:
August 21, 2017 Work Session Minutes

MEETING DATE:
11/7/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

FACTS AND ISSUES:

BUDGET:

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

ADMINISTRATIVE RECOMMENDATION:



**Cherokee County, Georgia
Agenda Request**

Item#: 2.

SUBJECT:
September 18, 2017 Work Session Minutes

MEETING DATE:
11/7/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

FACTS AND ISSUES:

BUDGET:

Budgeted Amount:

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ADMINISTRATIVE RECOMMENDATION:



**Cherokee County, Georgia
Agenda Request**

Item#: 3.

SUBJECT:
October 3, 2017 Public Hearing Minutes

MEETING DATE:
11/7/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

FACTS AND ISSUES:

BUDGET:

Budgeted Amount:

Account Name:

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Account #:

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ADMINISTRATIVE RECOMMENDATION:
