



# Cherokee County Planning Commission Public Hearing AGENDA

October 2, 2018  
Cherokee Hall 7:00 PM

## **CALL TO ORDER**

## **ZONING CASES**

### **1. Case #18-10-024 Bernie Smith - Smithton Homes, LLC (BOC Dist. 1)**

Applicant is requesting to rezone 43.53 acres at 238 Willow Road and 182 Willow Road from R-80 to R-20 for a single family detached conservation subdivision.

### **2. Case #18-10-025 The Residential Group, LLC (BOC Dist. 4)**

Applicant is requesting to rezone 22.65 +/- acres from GC to GC and RM-16 for a multi-family residential community and commercial uses. The applicant also requests the following variances:

- 1) Applicant requests reduction in buffers from RM-16 to Corps of Engineers (AG Zoned Property) from 50' to 0'; Table 10.1 Minimum Buffers;
- 2) Applicant requests to remove buffers from RM-16 to 1.59 acre GC property included in the application; Table 10.1 Minimum Buffers;
- 3) Applicant requests to reduce buffers from RM-16 to GC from 35' to 15' and allow the buffer to be graded and replanted; Table 10.1 Minimum Buffers and Section 10.6-6.(a) Grading in Buffer;
- 4) Applicant requests to remove the building setbacks on the GC property consisting of 1.59 acres and the RM-16 property along adjoining property lines; Table 7.1A Minimum District Development Standards;
- 5) Applicant requests to reduce required parking ratio from 1.75 spaces/unit to 1.50 spaces/unit; Table 12.1;
- 6) Applicant requests relief from Hwy 92 Architectural Standards from 80% brick on three sides to 40% brick on three sides; Section 16.1.5(c)(4)(a) Hwy 92 Overlay Standards.

## **OTHER BUSINESS**

## **APPROVAL OF MINUTES**

- 1. September 4, 2018 Public Hearing Minutes**
- 2. September 17, 2018 Work Session Minutes**

## **ADJOURN**