

**Cherokee County Planning Commission
Public Hearing
Minutes
Tuesday, November 15th, 2005
7:00 p.m.**

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday, November 15th, 2005 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Planning Commission were Chairman Rob Cutting, Vice Chairman Jay Wallace, Bill Jarrard, Richard Spinks, Betty Callahan, Garland Stewart, Michael Oxley, and Ashley Holcomb. In attendance for Cherokee County staff were Mark Mahler, County Attorney, Jeff Watkins, Planning Director, Vicki Taylor, Zoning Administrator, and Jesse Perry, Senior Clerk. The meeting was called to order at 7:00 pm. **Bob Whitaker did not attend.**

Old Cases

Case #05-09-0067 **PCH Development, LLC** requesting to rezone 162.19 +/- acres from AG to R-20, R-30, and R-40. If rezoned the property would be utilized for a conservation subdivision. The property is located on Old Orange Mill Road and Cotton Road in Land Lot(s) 846, 847, 848, 881, 882, 883, 884, 918, 919 of the 3rd District and further described as Parcel(s) 27, 54 on Tax Map 03N16 and Parcel 38 on Tax Map 03N17.

Vicki Taylor presented the case to the Planning Commission.

Parks Huff represented the case. He said that the community opposed their initial plan, so they asked for a postponement to allow them to come up with a plan that would be more appealing to them. He spoke about the significant changes to the development proposal.

Sera Jones spoke in favor of the case.

Mike McCracken spoke in opposition.

Mr. Stewart said that he felt this was a case where the Public Participation Process worked for the community.

Mr. Jarrard spoke about his concerns.

Mr. Stewart made a motion to approve with the condition that the areas of density remain as presented in the site plan dates 10/19/05 and that the letter with conditions submitted by the developer dealing with turn lanes be made part of the stipulations as well.

Mr. Holcombe seconded the motion.

Motion to table passes 7-1 (Mr. Wallace in opposition)

Case #05-09-068 **V.C. Properties, Inc.** requesting to rezone 56.58 +/- acres from R-40 to RA, RTH, and RZL. If rezoned the property would be utilized for residential uses. The property is located on Kellogg Creek Road and Victory Drive in Land Lot(s) 898, 899, 903, 904 of the 21st District and further described as Cherokee County Tax Map 21N11, Parcel(s) 148, 150, 151, 151A, 152, 152A, 153, 157, 158, 159, 159A, 160, 161, 162, and 139.

Vicki Taylor presented the case before the Planning Commission.

Benson Chambers represented the case. He spoke of the 13 requirements the Engineering Department placed on the property in their comments. Mr. Spinks asked what was being done at the intersection of Bells Ferry Road and Kellogg Creek. Discussion ensued about the bottlenecks of traffic. Mr. Chambers answered these questions.

Mark Rollo spoke in favor.

Bret Hash spoke in favor of the case. He said the main thing he liked was that the developer was willing to widen the roads.

Deborah Erwin spoke in opposition.

Lamar Hodges spoke in opposition.

Teresa Kacy spoke in opposition.

Mr. Stewart spoke about what his concerns were.

Mr. Spinks made a motion to recommend RD-3 with all recommendations from Engineering letter dated Oct. 31st as conditions.

Mr. Stewart seconded the motion.

Motion to recommend approval of RD-3 with conditions passes 6-2 (Mr. Holcomb and Mr. Wallace in opposition).

Case #05-09-072 **Dan Quarles** requesting to rezone 0.48 acres from AG/R-40 to GC. If rezoned the property would be used in conjunction with Parcel 131 that is currently being used as an antique store. The property is located on East Cherokee Drive in Land Lot(s) 323, 324 of the 15th District and further described as Cherokee County Tax Map 15N26, Parcel 130B.

Vicki Taylor presented the case before the Planning Commission.

Jeff Rushbridge represented the case. He said that the property has been split zoned since the advent of zoning.

No one spoke in favor or in opposition.

Mr. Holcombe made a motion to approve with the condition that the aesthetic follow that of the Walgreen's near it.

Motion was seconded by Mr. Spinks.

Motion passes 6-1 (Mr. Jarrard in opposition)

Case #05-10-076 **Kodiak Investments, Inc.** requesting to rezone 1.41 acres from R-40 to GC. If rezoned the property would be utilized for retail services. The property is located on Cumming Hwy. in Land Lot 239 of the 14th District and further described as Cherokee County Tax Map 14N12A, Parcel 20 & 21.

Vicki Taylor presented the case before the Planning Commission.

Ken Patton represented the case.

Discussion ensued about the City of Canton's streetscaping standards.

Mr. Holcombe made a motion to approve with City of Canton's street standards applied.

Mr. Spinks seconded the motion.

Motion passes 8-0

Case #05-10-077 **Kodiak Investments, Inc.** requesting to rezone 3.45 acres from R-80 to GC. If rezoned the property would be utilized for retail services. The property is located at the corner of Ball Ground Hwy. and Willow Road in Land Lot(s) 280 & 281 of the 14th District and further described as Cherokee County Tax Map 14N27, Parcel(s) 19 & 23.

Vicki Taylor presented the case before the Planning Commission.

Ken Patton represented the case.

Mr. Stewart made a motion to approve.

Motion was seconded by Mr. Holcombe.

Motion passes 8-0

Case #05-10-078 **Kodiak Investments, Inc.** requesting to rezone 1.30 acres from R-80 to OI. If rezoned the property would be utilized for a professional office. The property is located on Cumming Hwy. in Land Lot 941 of the 3rd District and further described as Cherokee County Tax Map 03N05, Parcel 150.

Vicki Taylor presented the case before the Planning Commission.

Ken Patton represented the case.

Mr. Holcombe made a motion to approve.

Motion was seconded by Mr. Stewart.

Motion passes 8-0

Meeting adjourned at 9:30.