

**Cherokee County Planning Commission  
Public Hearing  
Minutes  
Tuesday, December 20<sup>th</sup>, 2005  
7:00 p.m.**

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday, December 20<sup>th</sup>, 2005 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Planning Commission were Chairman Rob Cutting, Bill Jarrard, Richard Spinks, Betty Callahan, Garland Stewart, Michael Oxley, and Bob Whitaker. 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. **Vice Chairman Jay Wallace and Ashley Holcomb did not attend.**

**New Cases**

Case #05-12-087 **Dean Woodall Communities, Inc.** requesting to rezone 7.12 acres from AG to R-40. If rezoned the property would be incorporated into an approved residential subdivision. The property is located on Upper Sweetwater Trail and further described as Cherokee County tax Map 22N06, Parcel 126.

Vicki Taylor presented the case to the Planning Commission.

Mike Bray represented the case.

Chairman Cutting wanted to know if these lots were added to the surrounding property, would they be developed as R-40 conservation. Dean Woodall said the rest would be developed as straight R-40, not as a conservation subdivision.

Mr. Jarrard read comments by Jerry Kinzy, who could not attend the meeting.

Mr. Stewart made a motion to approve with the conditions of the previous rezoning intact on these new lots.

Seconded by Mrs. Callahan.

**Motion to table passes 7-0**

Case #05-12-088 **Summerall Development Company, LLC** requesting to rezone 33.60 acres from R-40 to RD-3. If rezoned the property would be utilized for a residential subdivision. The property is located at the corner of Woodstock Road & Kellogg Creek Road and further described as Cherokee County Tax Map 21N11, Parcel(s) 106, 107, 108, & 109.

Vicki Taylor presented the case before the Planning Commission.

Parks Huff represented the case. He spoke about the mobile home park that would be removed if the rezone were allowed.

Lori Harvey spoke in opposition.

Betty Jean Millsapp spoke in opposition.

Mr. Stewart made a motion to recommend approval of RD-3 with following conditions: 1) The developer is to work with engineering to have entrance on Woodstock Road instead of Kellogg Creek Road, and 2) For there to be a vegetated buffer along the south property line as shown on the site plan.

Mr. Whitaker seconded the motion.

**Motion to recommend approval of RD-3 with conditions passes 7-0**

**Other Items**

Meeting adjourned at 8:00.