

**Cherokee County Planning Commission  
Public Hearing  
Minutes  
Tuesday, January 3<sup>rd</sup>, 2006  
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, 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 #06-01-002 **Vince Merolla Enterprises, Inc.** requesting to rezone 1.04 acres from AG to GC. If rezoned the property would be utilized for open parking storage. The property is located on Bells Ferry Road and further described as Cherokee County Tax Map 15N02, Part of Parcel 059.

Jeff Watkins presented the case to the Planning Commission.

Benson Chambers represented the case. He said that 2/3<sup>rd</sup> of the property was already zoned commercial. He also said that there was a need for the proposed business because many surrounding subdivisions such as Bridgemill have covenants that prevent the resident from parking RV's and boats on their property.

Don Davis spoke in favor of the case.

Mark Love spoke in opposition. He said that it would make him lose property value.

Donna Hillhouse spoke in opposition. She said that the property was grandfathered in as a lawn mower repair shop.

Joyce Lathem spoke in opposition.

Mr. Chambers spoke in rebuttal.

Discussion ensued about the operating hours of the business.

Mr. Stewart made a motion to approve the zoning request and the proposed variance with the conditions that the hours of operation be limited to no later than 9 p.m. in any form and that the Engineering recommendations be added as a condition as well.

Seconded by Mr. Whitaker.

**Motion to approve passes 6-1 (Mr. Spinks in opposition)**

Case #06-01-003 **Joan L. Aronson & Wayne J. Aronson** requesting to rezone 3.3 acres from R-40 to AG. If rezoned the property would be utilized to provide additional grazing land for horses. The property is located on Blue Bird Acres Lane, and further described as Cherokee County Tax Map 15N29, Parcel 70C.

Jeff Watkins presented the case before the Planning Commission.

Benson Chambers represented the case. He spoke about hippotherapy (which is the proposed use) and that this would be a downzone from the current R-40 classification.

Nancy Duncan spoke in opposition.

Kim Hapman spoke in opposition.

Benson Chambers spoke in rebuttal.

Mr. Jarrard spoke about things he notice in Mrs. Duncan's provided folder of information.

Discussion ensued about a letter marked "exhibit A" in Mrs. Duncan's folder of information.

Mr. Stewart made a motion to recommend denial.

Mrs. Callahan seconded the motion.

**Motion to recommend denial passes 7-0**

Case #06-01-007 **Beaver Run Homes, LLC** requesting to rezone 40.17 acres from AG to R-30. If rezoned the property would be utilized for a residential subdivision. The property is located on Beavers Road, and further described as Cherokee County Tax Map 03N11, Parcel 046.

Jeff Watkins presented the case before the Planning Commission.

Parks Huff represented the case. He spoke about how the density of the proposed project was 8 DUA, which is far less than R-30 allows. He also spoke about how the proposed development would be a good buffer between the commercial and the higher density residential that are on either side of the property.

Chris Jernigun spoke in opposition.

Jeff Sandlin spoke in opposition.

Julie Jernigan spoke in opposition.

Marcus Beavers spoke in opposition.

Parks Huff spoke in rebuttal.

Mr. Jarrard spoke about how beautiful the property is and how he couldn't support the case.

Mr. Oxley said he couldn't vote to recommend approval.

Mr. Stewart said he was torn between supporting the FLUM and surrounding property owners.

Mr. Spinks said he liked this kind of development, because he didn't care for what was happening in the souther part of the county.

Mr. Jarrard made a motion to recommend denial.

Mr. Oxley seconded the motion.

**Motion to recommend denial passes 7-0**

Case #05-06-045 **Centex Homes** requesting to rezone from R-40 to RZL. If rezoned the property would be utilized for a residential subdivision. The property is located on Bells Ferry Road, and further described as Cherokee County Tax Map 15N05, Parcel 1A, and Tax Map 21N11, Parcel(s) 163 & 164.

Jeff Watkins presented the case before the Planning Commission.

Parks Huff represented the case.

Tony Williams spoke in favor of the case.

Ted Zahorski spoke in opposition.

Scott Simon spoke in opposition.

P.J. Hamby spoke in opposition.

Daniel Kennan spoke in opposition.

Parks Huff spoke in rebuttal.

Chairman Cutting made a motion to table the case until February.

Mr. Whitaker seconded the motion.

**Motion to table the case passes 7-0**

**Other Items**

Meeting adjourned at 9:30.