

Cherokee County Planning Commission
Public Hearing
Agenda
Tuesday, February 21, 2006
7:00 p.m.

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday, February 21, 2006 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, Ashley Holcomb, Michael Oxley, and Bob Whitaker. In attendance for Cherokee County staff were Mark Mahler, County Attorney, Jeff Watkins, Planning Director, Vicki Taylor, Zoning Administrator, Margaret Stallings, Long Range Planner and Jesse Perry, Senior Clerk. The meeting was called to order at 7:00 pm. Vice Chairman Jay Wallace were not in attendance.

New Cases

Case #06-02-009 Mr. Loy P. Taylor (S. E. Properties, LLC) requesting to rezone 0.66 acres from R-40 to NC. If rezoned the property would be utilized for a professional and business office. The property is located at 10819 East Cherokee Drive and further described as Cherokee County Tax Map 03N10A, Parcel 040.

Vicki Taylor presented the case to the Planning Commission.

T. J. Irwin represented the case. A discussion ensued about the buffer around R-40.

Ashley Holcombe made a motion to recommend approval as General Commercial with the elimination of the zoning buffers to the north and south but adhering where the buffer abuts residential.

Seconded by Mr. Jarrard.

Motion to recommend approval passes 8-0 with condition to work with Engineering on access issues.

Old Cases

Case #05-12-086 Jorge Andrade & NRE Properties, LP requesting to rezone 32.43 acres from AG to HI. If rezoned the property would be utilized for recycling construction debris. The property is located on Ball Ground Hwy and Indian River Trail and further described as Cherokee County Tax Map 03N02, Parcel(s) 9 and 10.

Vicki Taylor presented the case to the Planning Commission.

Benson Chambers represented the case. He stated the purpose of the business & that the wood grinder was electrical, not internal combustion.

Thelma Turner spoke in opposition. Her main concern was property value.

Henry Moss spoke in opposition. His main concern was property value.

Gale Moss spoke in opposition. Her main concern was safety of their well water.

Mr. Chambers spoke in rebuttal. He said that the property was in an industrial area. He also said the largest buffer the ordinance allows would be between the subject property and any residential zoned access (100 feet).

Ashley Holcombe said he did not think Heavy Industrial was appropriate and that Light Industrial was. Mr. Whitaker spoke about ground water concerns and that High Industrial was inappropriate.

Mr. Jarrard made motion to recommend approval as Light Industrial. The motion failed for lack of a second.

Mr. Stewart made a motion to recommend denial, seconded by Mr. Whitaker.

Motion to deny passes 8-0.

Case #06-01-001 Stacey Bagwell requesting to rezone 1.75 acres from AG to GC. If rezoned the property would be utilized for a heating and air conditioning business. The property is located on East Cherokee Drive and further described as Cherokee County Tax Map 03N06, Parcel 147.

Vicki Taylor presented the case to the Planning Commission.

Benson Chambers represented the case.

No one spoke in favor or opposition.

Mr. Jarrard didn't think it was appropriate.

Ashley Holcombe made a motion to recommend approval as Office & Institutional. This was seconded by Mr. Spinks. This motion was denied 3-4 with Mr. Jarrard, Mr. Whitaker, Mr. Stewart and Mrs. Callahan in opposition.

Mr. Whitaker made the motion to recommend denial and was seconded by Mr. Stewart.

Motion to recommend denial was approved 5-3 with Mr. Holcombe, Mr. Cutting and Mr. Spinks in opposition.

Case #06-01-004 Terry Bradshaw requesting to rezone 1.58 acres from R-40 to GC. If rezoned the property would be utilized for general commercial uses. The property is located on Hickory Flat Hwy and further described as Cherokee County Tax Map 15N26, Parcel 152.

Vicki Taylor presented the case to the Planning Commission.

Benson Chambers represented the case.

Mr. Whitaker made the motion to recommend approval and was seconded by Mrs. Callahan.

Motion to recommend approval passes 8-0.

Case #06-01-005 The Bedford Falls Group, LLC requesting to rezone 20,000 sq. ft. from R-40 to GC. If rezoned the property would be used for and office and retail services w/limited outside storage. The property is located at the corner of Georgia Avenue and Ball Ground Hwy and further described as Cherokee County Tax Map 14N22C, Parcel 017.

Vicki Taylor presented the case to the Planning Commission.

Benson Chambers represented the case.

Ronnie Henson spoke in opposition. He said he would like a fence put up along the north side of his property which abuts the subject property.

Mr. Stewart made the motion to recommend approval with condition to install a fence on the northern border. Seconded by Mr. Holcombe.

Motion to recommend approval passes 8-0.

Case #06-01-006 Land Sellutions, Inc. requesting to rezone 18.1 acres from AG to R-20. If rezoned the property would be utilized for a residential subdivision. The property is located on Joe Densmore Lane and further described as Cherokee County Tax Map 03N11, Parcel 223.

Vicki Taylor presented the case to the Planning Commission.

Joe Sumner represented the case.

Janna Akins spoke in opposition. She had a list of suggestions she wished the Planning Commission would accept as conditions on the rezone.

Mr. Sumner spoke in rebuttal.

A discussion ensued about the surrounding density, especially for Woodmont. Also discussed was the transition zones and what would be most appropriate for the area.

Mr. Jarrard made the motion to recommend approval as R-30. Mr. Stewart made an amendment to have an 8' privacy fence along lots 3, 4, and 5 on the Southeast property line and seconded the motion.

Motion to recommend approval passes 7-1 with Mr. Whitaker in opposition.

With no further items for discussion the meeting was adjourned at 9:15 pm.