

Cherokee County Planning Commission
Public Hearing
Tuesday, April 4th, 2006
7:00 p.m.

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday, April 4th, 2006 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, Scott Barnes, Michael Oxley. In attendance for Cherokee County staff were Mark Mahler, County Attorney, Jeff Watkins, Planning Director, Vicki Taylor, Zoning Administrator, and Vikki Chadwick, Senior Clerk. The meeting was called to order at 7:00 pm. Bob Whitaker did not attend.

New Cases

Case #06-04-020 Vince Merolla Enterprises requesting to rezone 30.169 acres from AG, R-40 & NC to RTH, OI and GC. If rezoned the property would be utilized for a business, office and residential uses. The property is located on Sixes Road and further described as Cherokee County Tax Map 15N08, Parcel(s) 16, 17, 18, 33, 43C, 44, 44A, 32, 31 and Part of Parcel(s) 6, 43.

Vicki Taylor presented the case.

Benson Chambers represented the case.

Mr. Stewart lives near the area and discussed his concerns against the project.

Mr. Jarrard discussed the mixed use on the project and agrees with Mr. Stewart's concerns.

Mr. Cutting discussed the RTH use.

Mr. Spinks liked the project.

Mr. Cutting commented if done right it could work, also shares concerns with Mr. Garland. Would like to see this as TND Zoning, when the County adopts the new proposed TND Zoning amendments.

Mr. Stewart made motion to Table the case for 30 days or until our next meeting.

Mr. Jarrard seconded the motion.

Motion passed 6-2

Opposed Mr. Wallace and Richard Spinks.

Case #06-04-021 William Dobson requesting to rezone 1.972 acres from R-80 to R-40. If rezoned the property would be utilized for residential uses. The property is located at Dobson Circle and Cumming Hwy and further described as Cherokee County Tax Map 03N05, Parcel 041.

Vicki Taylor presented the case.
Roger Dobson represented the case.

Mr. Wallace made motion to recommend approval.
Mrs. Callahan seconded the motion.

Motion to recommend approval passed 8-0

Case #06-04-026 Todd Cole/TecBuilt Homes requesting to rezone 5.54 acres from R-80 to R-40. If rezoned the property would be utilized for 4 residential houses. The property is located on Union Hill Road and further described as Cherokee County Tax Map 02N06, Parcel 167.

Vicki Taylor presented the case.
Todd Cole represented the case

Gene Winters spoke in opposition.
Linda Laquynlia spoke in opposition.
Elizabeth Semler spoke in opposition.
Dan Miller spoke in opposition.

Todd Cole spoke in rebuttle.
Mr. Jarrard commented that R-80 is a proper zoning for that area.
Mr. Jarrard made motion to recommend a denial.
Seconded by Mr. Stewart.
Motion to recommend denial passed 7-1
Mr. Spinks opposed.

Case #06-04-027 Beaver Run Homes requesting to rezone 40.168 acres from AG to R-40 and R-80. If rezoned the property would be utilized for single family detached subdivision. The property is located on Cumming Hwy and further described as Cherokee County Tax Map 03N11, Parcel 046.

Vicki Taylor presented the case.
Melissa Hastings represented the case.

Julie Jernigan spoke in opposition.
Marcus Beavers spoke in opposition.
Christian Hall spoke in opposition.

Melissa Hastings spoke in rebuttle.

Mr. Jarrard commented he was not in favor of any R-40 & recommends R-80.
Mr. Oxley commented it was not necessary to split the zoning, no benefit, R-80 & AG would be the better zoning.
Mr. Cutting said he would like to see lots 16-23 that butts the GC & NC to R-40, lots 10-15 transition to R-60, and lots 1-9 R-80.

Mr. Stewart replied his feeling is it's not consistent with Beaver Road and all should be R-80.

Mr. Oxley believes you shouldn't change the current zoning for just 3 homes.

Mr. Jarrard made motion to recommend approval from AG to R-80.

Mr. Stewart seconded the recommendation.

Motion to recommend approval passes 6-0.

Mr. x and Mr. x opposed.

Old Cases

Case #06-02-012 BG Land, LLC requesting to rezone 48.97 acres from LI to HI. If rezoned the property would be utilized for a wood recycling company. The property is located on Ball Ground Hwy and further described as Cherokee County Tax Map 03N02, Parcel 14C.

Vicki Taylor presented the case.

Mr. Bobo represented the case.

Mr. Calhoun counsel for Mr. Quarles

Motion to recommend approval

Mr. Spinks seconded the motion.

Motion passes 8-0

Case #06-03-020 ISI Commercial, LLC requesting to rezone 32.22 acres from R-40 & AG to GC. If rezoned the property would be utilized for a commercial business. The property is located on Cumming Hwy and Holbrook Campground Road and described as Cherokee County Tax Map 03N29, Part of Parcel 28.

Vicki Taylor presented the case.

Grover Swilley represented the case.

Mr. Stewart made motion to recommend approval.

Seconded by Mrs. Callahan

Mr. Wallace recused himself.

Pending Cases

Case #05-11-081 Eastbrooke Properties, LLC requesting to rezone 154.18 acres from AG to R-30. If rezoned the property would be utilized for a conservation subdivision. The property is located at Cumming Hwy & Jack Page Lane and described as Cherokee County Tax Map 03N10, Parcel 019.

Applicant has requested this case be postponed for revised submittal

Case #06-03-017 Sharp Residential Builders & Developers, LLC requesting to rezone 91.67 acres from R-80 to RZL. If rezoned the property would be utilized for a residential subdivision. The property is located on Hwy 92 and South Cherokee Lane and described as Cherokee County Tax Map 15N24, Part of Parcel 145.

City of Woodstock has requested this case be postponed until further notice

Case #06-04-022 Ruby Forest, Inc. requesting to rezone 225.84 acres from R-40, R-80, AG to GC, RTH, RZL, R-15, R-60. If rezoned the property would be utilized for mixed use residential and commercial. The property is located on Hickory Flat Hwy, Batesville Road and Lower Birmingham Road and further described as Cherokee County Tax Map 02N02, Parcel(s) 40, 43, 44, 79, 79A, 79B, 130, 131, 132, 132A, 148.

Postponed pending DRI review and revised site plan

Case #06-04-023 Terry Thorp requesting to rezone 4.54 acres from R-40 to GC. If rezoned the property would be utilized for office and warehouse. The property is located at 284 Rope Mill Road and further described as Cherokee County Tax Map 15N11, Parcel(s) 55, 69, 70.

Applicant has requested this case be postponed

Case #06-04-024 Ashton Woods Homes requesting to rezone 51.5 acres from R-40, R-20 to RZL. If rezoned the property would be utilized for a single family residential subdivision. The property is located at the intersection of Trickum Road and Jamerson Road and further described as Cherokee County Tax Map 15N18, Parcel(s) 130, 157.

Applicant has requested this case be postponed

Case #06-04-025 This case number was not assigned to an application.

Other Items

Approval of the February 7, February 21, and March 7, 2006 Minutes.