

Cherokee County Planning Commission
Public Hearing
MINUTES
Wednesday, July 5, 2006
7:00 p.m.

New Cases

Case #06-07-040 Kodiak Investments, Inc. requesting to rezone 0.59 acres from R-80 to GC. If rezoned the property would be utilized for retail services. The property is located on Ball Ground Hwy and described as Cherokee County Tax Map 14N21, Parcel 80.

Vicki Taylor Lee presented the case.

Ken Patton represented the case.

No one spoke in favor or in opposition.

Mr. Cutting closed public comment.

Mr. Jarrard made motion to recommend approval.

Mr. Barnes seconded the motion.

Motion to recommend approval passed 9-0.

Case #06-07-041 SLK Real Estate One, LLC. requesting to rezone 13.12 acres from R-40 to R-20. If rezoned the property would be utilized for a residential subdivision. The property is located on Cox Road and described as Cherokee County Tax Map 15N20, Parcel 60.

Ms. Taylor Lee presented the case.

Jeff Rusbridge represented the case.

David Bell spoke in opposition.

Donna Moree spoke in opposition.

Mr. Rusbridge spoke in rebuttal.

Mr. Cutting closed public comment.

Mr. Stewart made motion to recommend approval.

Mr. Jarrard seconded the motion.

Motion to recommend approval passed 8-1. Mrs. Callahan opposed.

Case #06-07-042 Arthur Ernest Darnell & Kelly Gail Darnell requesting to rezone 2.0 acres from AG to GC. If rezoned the property would be utilized for a storage addition to existing facility. The property is located on Darnell Drive and described as Cherokee County Tax Map 15N25, Parcel 70E.

Ms. Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor or in opposition.

Mr. Cutting closed public comment.

Mr. Stewart made motion to recommend approval.

Mrs. Callahan seconded the motion.

Motion to recommend approval passed 9-0.

Case #06-07-043 Charles E. & Ava P. Evans requesting to rezone 1.547 acres from AG to R-60. If rezoned the property would be utilized for a residential subdivision. The property is located on Billings Road and described as Cherokee County Tax Map 15N20, Parcel 482.

Ms. Taylor Lee presented the case.

Mrs. Ava Evans represented the case.

No one spoke in favor or in opposition.

Mr. Cutting closed public comment.

Mr. Zakrzewski made motion to recommend approval.

Mr. Jarrard seconded the motion.

Mr. Oxley and Mr. Whitaker opposed.

Motion to recommend approval passed 7-2.

Case #06-07-045 Quintus Development, LP requesting to rezone 38 acres from R-40 to TND. If rezoned the property would be utilized for a mixed use development. The property is located on Wade Green Road and described as Cherokee County Tax Map 15N06, Parcel 6.

Ms. Taylor Lee presented the case.

Kevin Moore represented the case.

David Henson spoke in opposition.

Janet Wilder spoke in opposition.

Terry Duncan spoke in opposition.

Mr. Cutting closed public comment.

Mr. Cutting requested to table for 30 days and to review at the next work session.

Mr. Jarrard seconded the motion.

Motion passed 9-0.

Case #06-07-046 Presley Property Development requesting to rezone 70.04 acres from AG to R-15. If rezoned the property would be utilized for a residential subdivision. The property is located on Steels Bridge Road and described as Cherokee County Tax Map 15N02, Parcel(s) 38, 39, 40, 41, 42, 43, 44, 45, 67, 68, 69, 70, 71, 72.

Mr. Parks Huff asked that the case be tabled.

Mr. Cutting made motion to table for 30 days.

Mr. Jarrard seconded the motion.

Motion passed 9-0.

Case #06-07-047 Vince Merolla Enterprises, Inc. requesting to rezone 1.1898 acres from AG to TND. If rezoned the property would be utilized for a mixed use community. The property is located on Hillhouse Lane and described as Cherokee County Tax Map 15N08, Parcel 30.

Ms. Taylor Lee presented the case.

Vince Merolla represented the case.

No one spoke in favor or in opposition.

Mr. Cutting closed public comment.

Mr. Whitaker made motion to recommend approval with all conditions listed in the prior rezone case # 06-04-020.

Mrs. Callahan seconded the motion.

Mr. Jarrard opposed.

Motion to recommend approval passed 8-1

Old Cases

Case #06-05-029 John Wieland Homes & Neighborhoods requesting to rezone 60.39 acres from R-20 to RD-3. If rezoned the property would be utilized for a single family residential providing active adult housing. The property is located on East Cherokee Drive and described as Cherokee County Tax Map 03N11, Parcel(s) 156D, 187A, 187, 185, 190, 191.

Ms. Taylor Lee presented the case.

Benson Chambers represented the case.

John Wieland spoke in favor.

Mary Catarinea spoke in opposition.

Jerry Kinzy spoke in opposition.

Mr. Cutting closed public comment.

Mr. Stewart made motion to recommend denial.

Mr. Zakrzewski seconded the motion.

Motion to recommend denial passed 5-4.

Case #06-06-035 American Equities and Development, LLC. requesting to rezone 42.4 acres from AG to R-40. If rezoned the property would be utilized for a conservation subdivision. The property is located on Birmingham Road and described as Cherokee County Tax Map 03N24, Part of Parcel 69.

Ms. Taylor Lee presented the case.

Parks Huff represented the case.

Mr. Cutting closed public commit.

Mr. Whitaker made motion to recommend denial.

Mr. Stewart seconded the motion.

Mr. Jarrard stepped out.

Motion to recommend denial passed 8-0.

Other Items

Approval of June 6, 2006 Minutes