

**Cherokee County Planning Commission**  
**Public Hearing**  
**MINUTES**  
**Tuesday, August 1, 2006**  
**7:00 p.m.**

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday, August 1, 2006 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Planning Commission were Chairman Rob Cutting, Vice Chairman Michael Oxley, Bill Jarrard, Richard Spinks, Betty Callahan, Luke Zakrzewski, Bob Whitaker and Scott Barnes. In attendance for Cherokee County staff were Mark Mahler, County Attorney, Jeff Watkins, Planning Director, Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Senior Clerk. The meeting was called to order at 7:00 pm.

**New Cases**

**Case #06-08-048 W S Lathem Properties, LLC.** requesting to rezone property from AG to R-20. This property falls within the City of Ball Ground. If rezoned the property would be utilized as a 55 and older addition to Olde Mill Subdivision. The property is located on Cartersville Street and described as Cherokee County Tax Map 03N01, Part of 101.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor or in opposition.

Rob Cutting recused himself.

Mr. Barnes made motion to recommend approval.

Mrs. Callahan seconded the motion.

Motion to recommend approval passed 7-0.

**Case #06-08-049 W S Lathem Properties, LLC.** requesting to rezone property from LI and R-40 to R-15. This property falls within the City of Ball Ground. If rezoned the property would be utilized for an addition to Olde Mill Subdivision. The property is located on Cartersville Street and described as Cherokee County Tax Map 04N02, Parcel 23.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor or in opposition.

Rob Cutting recused himself.

Mr. Barnes made motion to recommend approval.

Mr. Whitaker seconded the motion.

Motion to recommend approval passed 7-0.

**Case #06-08-050 James M. & Debbie A. Mroczko** requesting to rezone 1.5 acres from R-80 to GC. This property falls within the City of Waleska. If rezoned the property would be utilized for a small coffee house. The property is located on Reinhardt College Pkwy and described as Cherokee County Tax Map 14N02, Part of Parcel 111.

Vicki Taylor Lee presented the case.

Mr. Mroczko represented the case.

No one spoke in favor or in opposition.

Mrs. Callahan made motion to recommend approval.

Mr. Barnes seconded the motion.

Motion to recommend approval passed 8-0.

**Case #06-08-051 Oakwood Homes, LLC.** c/o Howard Smithson requesting to rezone 10 acres from R-40 with conditions to RM-16. If rezoned the property would be utilized for Senior Apartment Housing. The property is located on Towne Lake Hill South Drive and described as Cherokee County Tax Map 15N11, Parcel 3.

Vicki Taylor Lee presented the case.

Anthony Perry represented the case.

Kyle Hassinger spoke in favor.

Mr. Perry spoke in response.

Mr. Cutting closed public comment.

Mr. Jarrard made motion to approve with conditions.

- Zoning condition the property be deed restricted to 55 and older.

Mr. Zakrzewski seconded the motion.

Motion to recommend approval with conditions passed 7-1

Mr. Oxley opposed.

**Case #06-08-052 Ransom Financial Group, Inc.** requesting to rezone 56.658 acres from AG to R-15. If rezoned the property would be utilized for a single family subdivision. The property is located at Hickory Road and Stringer Road and described as Cherokee County Tax Map 15N26, Parcel(s) 25, 27, 27A.

Vicki Taylor Lee presented the case.

Parks Huff represented the case.

Burley Roberts spoke in favor and in opposition.

Commissioner Harry Johnson spoke to the Planning Commission to provide information on the land development in the surrounding area.

Anita Gifford spoke in opposition.

Mr. Huff spoke in rebuttal.

Mr. Cutting closed public comment.

Mr. Jarrard made motion to recommend approval from AG to R-40.

Mr. Whitaker seconded the motion.

Mr. Cutting and Mr. Spinks opposed.

Motion to recommend approval passed 6-2.

### **Old Cases**

**Case #06-06-033 Colonial Builders of Georgia, Inc.** requesting to rezone 22.57 acres from AG to R-40. If rezoned the property would be utilized for a single family residential development. The property is located on Holbrook Campground Road and described as Cherokee County Tax Map 03N30, Parcel(s) 94, 95.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

Marla Doss spoke in favor.

Kelly Hodge spoke in opposition.

Terry Berglund spoke in opposition.

Allyne Johnson spoke in opposition.

Mr. Cutting closed public comment.

Mr. Whitaker made motion to recommend denial.

Mr. Zakrzewski seconded the motion.

Mr. Spinks, Mr. Cutting & Mrs. Callahan opposed.

Motion to recommend denial passed 5-3.

**Case #06-06-034 Colonial Builders of Georgia, Inc.** requesting to rezone 22.84 acres from AG to R-40. If rezoned the property would be utilized for a single family residential development. The property is located on Holbrook Campground Road and described as Cherokee County Tax Map 03N30, Parcel 99.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

Kelly Hodge spoke in opposition.

Terry Berglund spoke in opposition.

Allyne Johnson spoke in opposition.

Mr. Cutting closed public comment.

Mr. Zakrzewski made motion to recommend denial.

Mr. Jarrard seconded the motion.

Mr. Spinks, Mr. Cutting & Mrs. Callahan opposed.

Motion to recommend denial passed 5-3.

**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.

Jeff Watkins answered questions from the Planning Commission to clarify issues pertaining to the case.

Mr. Zakrzewski made motion to recommend approval.

Mr. Jarrard seconded the motion.

Motion to recommend approval passed 8-0.

**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, and 72.

Vicki Taylor Lee presented the case.

Parks Huff represented the case.

Brad Barnett spoke in favor.

Bill Gosset spoke in favor.

Belinda Young spoke in opposition.

Allison Taylor spoke in opposition.

Lew Janezic spoke in opposition.

Mr. Cutting closed public comment.

Mr. Spinks made motion to recommend approval with conditions.

- The site plan is substantially in conformity with the plan presented.

Mr. Oxley seconded the motion.

Motion to recommend approval passed 8-0.

### **Other Items**

July Minutes

Passed 8-0