

Cherokee County Planning Commission
Public Hearing
Minutes
Tuesday, September 5, 2006

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday, September 5, 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, Scott Barnes and Charles Kirby. In attendance for Cherokee County staff were Jeff Watkins, Planning Director, Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Senior Clerk. The meeting was called to order at 7:40 pm.

New Cases

Case #06-09-058 **Estate of Charles Cambron** requesting to rezone 36.66 acres from R-40 to R-20. If rezoned the property would be utilized for a residential subdivision. The property is located on Little Ridge Road and described as Cherokee County Tax Map 21N11, Parcel 29.

Parks Huff requested the case to be postponed.

Mr. Barnes made motion to postpone.

Mr. Jarrard seconded the motion.

Motion to postpone passed 9-0.

Case #06-09-054 **Shamrock Development, LLC** requesting to rezone 2.462 acres from R-20 to GC. If rezoned the property would be utilized for commercial and retail sales. The property is located on Bells Ferry Road and Butterworth Road and described as Cherokee County Tax Map 15N07D, Parcel 51.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

Ken Butterworth spoke in favor.

Jerry Kinzy spoke in opposition.

Mr. Chambers spoke in rebuttal.

Mr. Cutting closed public comment.

Mr. Jarrard made motion to recommend approval.

Mrs. Callahan seconded the motion.

Motion to recommend approval passed 9-0.

Case **#06-09-055 Acres Mill Veterinary Clinic** requesting to rezone 1.0 acre from R-40 to GC. If rezoned the property would be utilized for a veterinary clinic. The property is located at 2460 Ball Ground Hwy and described as Cherokee County Tax Map 14N21A, Parcel 3.

Vicki Taylor Lee presented the case.

Leigh Anne Pierce represented the case.

No one spoke in favor or in opposition.

Mr. Cutting closed public comment.

Mrs. Callahan made motion to recommend approval.

Mr. Kirby seconded the motion.

Motion to recommend approval passed 9-0.

Case **#06-09-056 Tony Marvin Little** requesting to rezone 89.49 acres from R-80 to AG. If rezoned the property would be utilized for a pasture. The property is located on Heard Road and described as Cherokee County Tax Map 14N21, Parcel 115.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor or in opposition.

Mr. Cutting closed public comment.

Mr. Jarrard made recommendation to approve with conditions

1. Environmental Impact Study is to be performed for the creek;
2. BMP's established in compliance with the County Development Regulations; and
3. A full Erosion Control Plan be submitted to the County Engineering Department for approval.

Mrs. Callahan seconded the motion.

Motion to recommend approval with conditions passed 9-0.

Case **#06-09-057 Turnman Properties, Inc.** requesting to rezone 9.51 acres from R-40 to RZL. If rezoned the property would be utilized for a residential neighborhood. The property is located on Woodstock Road and described as Cherokee County Tax Map 21N12, Parcel 81.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor or opposition.

Mr. Cutting closed public comment.

Mr. Whitaker made motion to recommend approval with conditions.

1. Approval of RD-3.
2. Maximum of 19 lots.
3. Developer must prepare a Conservation Plan for maintenance of the green space.

Mr. Spinks seconded the motion.

Motion to recommend approval with conditions passed 7-2. Mr. Jarrard and Mr. Kirby opposed.

Case #06-09-059 Dixie & Larry Smith requesting to rezone 8.52 acres from R-80 to AG. If rezoned the property would be utilized for residential/farm. The property is located at 414 Adams Road and described as Cherokee County Tax Map 03N05, Part of Parcel 24 and Cherokee County Tax Map 03N06, Part of Parcel 46.

Vicki Taylor Lee presented the case.

Larry Smith represented the case.

No one spoke in favor or in opposition.

Mr. Cutting closed public comment.

Mr. Zakrzewski made motion to recommend approval

Mrs. Callahan seconded the motion.

Motion to recommend approval passed 9-0.

Other Items

Approval of August 1, 2006 Minutes

Meeting Adjourned 9:15 P.M.