

Cherokee County Planning Commission
Public Hearing
Minutes
Tuesday, October 3, 2006
7:00 p.m.

Case #06-04-022 Ruby Forest, Inc. requesting to rezone 225.84 acres from R-40, R-80 and AG to GC, RTH, RZL, R-15 and R-60. If rezoned the property would be utilized for a mixed use residential and commercial development. The property is located at Hwy 140 and Hickory Road and described as Cherokee County Tax Map 02N02, Parcel(s) 40, 43, 44, 79, 79A, 79B, 130, 131, 132, 132A, 148.

Case #06-08-053 Ruby Forest, Inc. requesting to rezone 4.60 +/- acres from R-40 to GC. If rezoned the property would be utilized for a commercial village. The property is located on Charles Cox Drive and described as Cherokee County Tax Map 02N02, Parcel(s) 45, 46, 80, 81, and 82.

Vicki Taylor Lee presented both cases.

Joseph Cooley represented both cases.

David Freund spoke in opposition.

Betty Cropper spoke in opposition.

Joan McCloud spoke in opposition.

Randy Conyers spoke in opposition.

Mr. Cooley spoke in rebuttal.

John Sumner spoke in favor.

Mr. Whitaker made motion to table until the next meeting. The applicant to hold another public participation meeting and present a revised plan by the PC work session on October 23, 2006.

Mrs. Callahan seconded the motion.

Motion approved 9-0.

Case #06-10-062 Jack B. Ray requesting to rezone 5.55 acres from R-80 & GC to GC. If rezoned the property would be utilized for an automotive repair (existing) and retail center. The property is located on Hickory Flat Hwy and described as Cherokee County Tax Map 02N02, Parcel 74.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor or in opposition.

Mr. Kirby made motion to recommend approval.

Mr. Barnes seconded the motion.

Motion to recommend approval passed 9-0.

Case **#06-10-063 Mike Simmons** requesting to rezone 4.80 acres from R-80 to R-40. If rezoned the property would be utilized for 4 single family dwelling units. The property is located on Bailey Road and described as Cherokee County Tax Map 02N03, Parcel 285B.

Vicki Taylor Lee presented the case.

Mike Simmons represented the case.

Karl Kalach spoke in opposition.

Mike Young spoke in opposition.

Mr. Cutting closed public comment.

Mr. Whitaker made motion to recommend denial.

Mr. Jarrard seconded the motion.

Motion to recommend denial passed 6-3.

Case **#06-10-065 The Landon Group, Inc.** requesting to rezone 12.13 acres from R-40 to RTH. If rezoned the property would be utilized for townhomes. The property is located on Priest Road and described as Cherokee County Tax Map 21N06, Parcel 164A.

Vicki Taylor Lee presented the case.

Parks Huff represented the case.

Mr. Huff requested the case to be postponed until the November meeting.

Mrs. Callahan made motion to postpone.

Mr. Barnes seconded the motion.

Motion to postpone passed 9-0.

Case **#06-10-066 Dean Woodall Investments, Inc.** requesting to rezone 37.63 acres from R-60 to R-40. If rezoned the property would be utilized for a residential subdivision. The property is located on Knox Bridge Hwy and described as Cherokee County Tax Map 22N12, Part of Parcel 36.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

Jerry Kinzy spoke in opposition.

Jill Kleinschmidt spoke in opposition.

Mr. Chambers spoke in rebuttal.

Mr. Cutting closed public comment.

Mr. Oxley made motion to recommend denial.

Mr. Zakrzewski seconded the motion.

Motion to recommend denial passed 9-0.

Case **#06-10-068 Dean Woodall** requesting to rezone 7.13 acres from AG to GC. If rezoned the property would be utilized for commercial, retail, convenience store. The property is located on Knox Bridge Hwy and Ficklen Church Way and described as Cherokee County Tax Map 22N12, Parcel 35A.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

Jerry Kinzy spoke in opposition.

Edward Porter spoke in opposition.

John Richards spoke in opposition.

Mr. Chambers spoke in rebuttal.

Mr. Cutting closed public comment.

Mr. Spinks made motion to recommend approval of GC.

Mrs. Callahan seconded the motion.

Motion to recommend approval passed 5-4.

Case **#06-10-069 John Lineberger** requesting to rezone 2.08 acres from AG to GC. If rezoned the property would be utilized for office/retail sales. The property is located on Cumming Hwy and described as Cherokee County Tax Map 03N10, Parcel 138.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

Mr. Cutting closed public comment.

Mr. Whitaker made motion to recommend approval as NC.

Mr. Jarrard seconded the motion.

Motion to recommend approval as NC passed 9-1.

Other Agenda Items

Approval of September 5, 2006 Minutes

Adjourned 9:45