

Cherokee County Planning Commission
Public Hearing
Minutes
Tuesday, April 3, 2007
7:00 p.m.

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday, April 3, 2007 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Planning Commission were Chairman Bob Whitaker, Betty Callahan, Scott Barnes, Charles Kirby, Garland Stewart and Thais Escondo. Michael Oxley, Debra Haynes and Mary Catarineau did not attend. 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 7:50 pm.

Case **#07-04-012** Northridge Development, LLC requesting to rezone 1.57 +/- acres from R-15 to TND. If rezoned the property would be utilized for townhomes. The Property is located on Old Canton Road, Kilby Street and Tatum Circle and further described as Cherokee County Tax Map 94N02, Parcel(s) 25, 26, 27A, 30, 35A, 35B, 37A. This property does fall within the City of Ball Ground.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor.

Diane Leffingwell spoke in opposition.

Debra Snyder spoke in opposition.

Fay Goldie spoke in opposition.

Bill Parker spoke in opposition.

Wyatt Holcomb spoke in opposition.

Mr. Chambers spoke in rebuttal.

Eric Wilmarth manager City of Ball Ground spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to recommend denial.

Mr. Barnes seconded the motion.

Motion to recommend denial passed 6-0.

Case **#07-04-013** Adesso, LLC requesting to rezone 0.896 acres from R-15 to RM-4. If rezoned the property would be utilized for 4 homes with free standing garages. The property is located on Blackwell Street, Old Hwy 5 (Main Street) and Hall Street and further described as Cherokee County Tax Map 94N02, Parcel 003. This property does fall within the City of Ball Ground.

Vicki Taylor Lee presented the case.

Robert Brook represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Whitaker closed public comment.

Mr. Barnes made motion to recommend approval.

Mrs. Escondo made a friendly amendment to recommend approval with conditions.

1. Widening Blackwell Road
2. Extending Hall completely thru the project at a 20' width.

Mr. Stewart seconded the motion.

Motion to recommend approval with conditions passed 6-0.

Case **#07-04-015** Arch Pointe, LLC requesting to rezone 14.74 acres from R-80 to RZL & GC. If rezoned the property would be utilized for 43 residential lots and 7 office warehouse buildings. The property is located on Ball Ground Hwy and Arch Drive and further described as Cherokee County Tax Map 14N27, Parcel(s) 71, 71B, 73, 74.

Vicki Taylor Lee presented the case.

Richard Duncan represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Duncan spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Stewart made motion to recommend approval.

Mrs. Callahan seconded the motion.

Motion to recommend approval passed 6-0.

Case **#07-04-016** Altura Construction, Inc. requesting to rezone 9.46 acres from AG to RD-3. If rezoned the property would be utilized for single family residential uses. The property is located on Holly Street and further described as Cherokee County Tax Map 15N08, Parcel 199.

Vicki Taylor Lee presented the case.

Jeff Rusbridge represented the case.

No one spoke in favor.

Vicki Hicks spoke in opposition.

Mark Williams spoke in opposition.

Shane Benefield spoke in opposition.

Nancy Woodall spoke in opposition.

Mr. Rusbridge spoke in rebuttal.

Mrs. Escondo made motion to recommend approval of R-40.

Mr. Stewart seconded the motion.

Motion to recommend R-40 passed 5-1.

Mr. Kirby opposed.

Case **#07-04-018** Mike Simmons requesting to rezone 4.80 acres from R-80 to R-60. If rezoned the property would be utilized for 3 single family dwellings. The property is located on Bailey Road and further described as Cherokee County Tax Map 02N03, Parcel 285B.

Vicki Taylor Lee presented the case.

Mike Simmons represented the case.

No one spoke in favor.

Karl Kalbach spoke in opposition.

Mike Young spoke in opposition.

Mr. Simmons spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Whitaker made motion to recommend denial.

Mrs. Escondo seconded the motion.

Motion to recommend denial passed 5-1.

Mr. Kirby opposed.

Case **#07-04-019** Cindy Lathem requesting to rezone 0.76 acres from AG to NC. If rezoned the property would be utilized for a real estate office (satellite). The property is located on Orange Church Road and Cumming Hwy and further described as Cherokee County Tax Map 03N23A, Parcel 065.

Vicki Taylor Lee presented the case.

Cindy Lathem represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to recommend approval.

Mr. Stewart seconded the motion.

Motion to recommend approval passed 6-0.

Case #07-04-020 Horizon Commercial Properties, LLC requesting to rezone 2.39 acres from R-40 to GC. If rezoned the property would be utilized for retail sales (Sherwin Williams & O'Reilly Auto Parts). The property is located on Bells Ferry Road and further described as Cherokee County Tax Map 15N05, Parcel(s) 68A and 96.

Vicki Taylor Lee presented the case.

Bert Clements represented the case.

Pastor Larry Baker spoke in favor.

No one spoke in opposition.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to recommend approval to NC with conditions.

1. Incorporating the April 3rd's suggested Bells Ferry LCI's conditions for this case.
2. Authorizing staff to negotiate a buffer variance necessary to create the geometry that's covered by these conditions.

Mrs. Callahan seconded the motion.

Motion to recommend approval to NC with conditions passed 6-0.

Case #06-09-060 Crown Development Group requesting to rezone 10.07 acres from R-80 to GC. If rezoned the property would be utilized for retail and office warehouse. The property is located on North Stringer Road and further described as Cherokee County Tax Map 15N25, Parcel 105A.

Vicki Taylor Lee presented the case.

Bernard Sigmier represented the case.

David Avery spoke in favor.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to recommend approval.

Mrs. Callahan seconded the motion.

Motion to recommend approval passed 5-1.

Mrs. Escondo opposed.

Other Items

Approval of March 6, 2007 Minutes

Mrs. Callahan made motion to approve.

Mr. Barnes seconded.