

Cherokee County Planning Commission
Public Hearing
Minutes
Tuesday, June 5th, 2007
7:00 p.m.

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday June 5, 2007 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Planning Commission were Chairman Bob Whitaker, Vice Chairman Michael Oxley, Betty Callahan, Charles Kirby, Garland Stewart, Thais Escondo, Debra Haynes, Tom Hill and Scott Barnes. 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 7:00 pm.

Case #06-12-085 Little Creek Road Partners, LP requesting to rezone 1,344.44 acres from AG to R-80, R-40, R-30, R-20. If rezoned the property would be utilized for single family residential and a school site. The property is located on Fincher Road and described as Cherokee County Tax Map 14N04, Parcel 008.

Vicki Taylor Lee presented the case to the Planning Commission.

Doug Dillard and Paul Corley represented the case.

Spoke in opposition were

Ursula Cox

Jerry Kinzey

Helen Stapleton

Karen Morris

Elizabeth Semler

Linda Flory

Doug Stapleton

Mr. Doug Dillard spoke in rebuttal.

Mr. Bob Whitaker closed public comment.

Thais Escondo made motion to table until the July 3rd meeting.

Debra Haynes seconded the motion.

Garland Stewart made a friendly amendment to continue the public hearing at the July 3rd meeting.

Motion to table passed 9-0.

Case #07-06-025 Bethany Land Company requesting to rezone 2.34 acres from AG to GC. If rezoned the property would be utilized for retail and office space. The property is located at the intersection of Hwy 140 and Stringer Road and further described as Cherokee County Tax Map 15N26, Part of Parcel 039.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor or in opposition.

Mr. Whitaker closed public comment.

Mr. Whitaker made motion to recommend approval with conditions.

- No gas/fuel station, drive-thru/food service.
- Building conforms to the architectural renderings presented.

Mr. Stewart seconded the motion.

Motion to recommend approval with conditions passed 9-0.

Case #07-06-026 Owens Store Road, LLC. requesting to rezone 15.75 acres from AG to R-20. If rezoned the property would be utilized for residential uses. The property is located on Curtis Road and further described as Cherokee County Tax Map 03N11, Parcel 218.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor or in opposition.

Mr. Whitaker closed public comment.

Mrs. Haynes made motion to recommend denial.

Mr. Barnes seconded the motion.

Motion to recommend denial passed 6-3.

Betty Callahan opposed
Garland Stewart opposed
Charles Kirby opposed

Case #07-06-027 Kirk & Ita Dore' requesting to rezone 3.0 acres from R-40 to AG. If rezoned the property would be utilized for agricultural uses. The property is located on Old Boring Lane and further described as Cherokee County Tax Map 15N05, Parcel 180A.

Vicki Taylor Lee presented the case.

Kirk & Ita Dore' represented the case.

No one spoke in favor or in opposition.

Mr. Whitaker closed public comment.

Mrs. Callahan made motion to recommend approval.

Mr. Barnes seconded.

Motion to recommend approval passed 9-0.

Old Cases

Case #07-05-022 The Gipson Company requesting to rezone 12.47 acres from R-40, AG, GC to GC. If rezoned the property would be utilized for a neighborhood village shopping center. The property is located at Hickory Flat Hwy and East Cherokee Drive and further described as Cherokee County Tax Map 15N26, Parcel(s) 130, 130C, 132 and parts of parcel(s) 130B, 131, 133.

Vicki Taylor Lee re-introduced the case.

Mr. Stewart made motion to recommend approval with conditions.

- A wall 8' high clad in brick or stone, constructed to the inside of the buffer adjacent to residential properties in Hickory Plantation.
- Landscape, including evergreen over-story protection, along the wall, additional to the undisturbed buffer, to be approved by the county arborist, Magnolia trees are encouraged.
- Luminaries mounted to buildings and on poles to be aimed or shielded to avoid any light trespass into residential properties.
- Dumpsters restricted to locations that are internal to the project, away from residential properties.
- Architectural standards to mirror those used for the Walgreen's Center across Hwy 140 with final site plan similar to the Preliminary Site Plan submitted for zoning.
- The run-off detention ponds will remain separate from the existing stream.
- Veterinarian next door to be given option of inter-parcel access.
- No hotel, motel or overnight facility allowed.
- Pedestrian sidewalk along East Cherokee Drive.

Mr. Hill seconded.

Motion to recommend approval with conditions passed 6-3.

Charles Kirby opposed

Debra Haynes opposed

Thais Escondo opposed

Other Items

Approval of May 1, 2007 Minutes

Meeting Adjourned 9:12