

Cherokee County Planning Commission
Public Hearing /Minutes
July 10, 2007 /7:00 p.m.

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday July 10, 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, Tom Hill and Scott Barnes. Debra Haynes and Thais Escondo 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 7:00 pm.

Case #07-07-028 Robin D. Turner requesting to rezone .50 +/- acres from R-20 to OI. If rezoned the property would be utilized for a dental office. The property is located at 5481 Crossroads Drive and described as Cherokee County Tax Map 15N06B, Parcel 004.

Vicki Taylor Lee presented the case.

Robin Turner represented the case.

No one spoke in favor or in opposition.

Mr. Whitaker closed public comment.

Mr. Barnes made motion to recommend approval with conditions.

1. **Driveway is to be relocated to the North side.**
2. **Required buffer including a visual screening along the South and West property lines.**

Mr. Stewart seconded the motion.

Motion to recommend approval with conditions passed 7-0.

Case #07-07-029 David Vann requesting to rezone 2.32 acres from AG & R-20 to GC. If rezoned the property would be utilized for boat and recreational vehicle storage. The property is located at the corner of Knox Bridge Hwy and Fieldstone Drive and described as Cherokee County Tax Map 14N12, Parcel 018A and part of 016A.

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.

1. **Engineering recommendations regarding entrance drive will be required.**
2. **Opaque fencing inside the zoning buffer.**
3. **Business hours limited to 6am to 10pm.**
4. **Low impacted lighting, with no light trespassing onto adjacent properties.**
5. **Sign to be located at or near the business entrance on the West side of the property.**
6. **No dispensing of fuel.**
7. **No junk vehicles.**
8. **35' undisturbed zoning buffer.**

Mr. Stewart seconded the motion.

Motion to recommend approval with conditions passed 7-0.

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 re-presented the case.

Doug Dillard represented the case.

Ursula Cox spoke in opposition.

Marilyn Stapleton spoke in opposition.

Paul Corley spoke in rebuttal.

Todd Hager spoke in rebuttal.

Doug Dillard spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to recommend approval with conditions.

Motion failed, no one seconded the motion.

Mr. Stewart made motion to recommend denial.

Mr. Oxley seconded the motion.

Motion to recommend denial passed 4-3.

Charles Kirby opposed.

Betty Callahan opposed.

Bob Whitaker opposed.

Other Items

Approval of June 5th, 2007 Minutes.