

**Cherokee County Planning Commission**  
**Minutes**  
**Tuesday September 4, 2007**  
**7:00 PM**

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday September 4, 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, Tom Hill, Scott Barnes, Garland Stewart Thais Escondo and Debra Haynes, 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 7:30 pm.

**Case #07-08-030 - Dean Woodall Investments LLC** requesting to rezone 9.86 acres from AG to GC. If rezoned the property would be utilized for an additional retail adjacent to planned general commercial. The property is located on White Road and described as Cherokee County Tax Map 22N06, Parcel 149.

Vicki Taylor Lee re-presented the case.

Board members discussed the concerns of relocating White Road and Engineering's recommendations.

Harry Johnson clarified the road issues for the board members as well as GDOT and Engineering's plans for White Road.

Mr. Kirby made motion to recommend approval with conditions.

1. Continue to work with the Cherokee County Engineering Department to find a suitable relocation of White Road.

Mrs. Callahan seconded the motion.

Motion to recommend approval with conditions passed 7-2

Debra Haynes and Thais Escondo opposed.

**Case #07-08-032 - Patricia Barwick** requesting to rezone 2.298 acres from R-40 to GC. If rezoned the property would possibly be utilized for a restaurant and/or strip mall facility. The property is located on Bells Ferry Road, Othello Drive and Golden Hills Drive and described as Cherokee County Tax Map 15N04, Parcel 024.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

Jerry Kinzy spoke in favor.

Linda Hoenshel spoke in opposition.

Gary Burrows spoke in opposition.

Wanda Smith spoke in opposition.

Barry Smith spoke in opposition.

Mr. Chambers spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to recommend approval of NC.

Mr. Stewart seconded the motion.

Motion to recommend approval of NC passed 9-0.

**Case #07-08-034 – Joseph & Lisa Clay** requesting to rezone 14.64 acres from AG to R40. The property is located on Newt Green Road and Franklin Goldmine Road. If rezoned property would be used for a residential subdivision of 15 lots. This property is described as Cherokee County Tax Map 03N28, Parcel 078A.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Whitaker closed public comment.

Mr. Whitaker made motion to recommend denial.

Mr. Barnes seconded the motion.

Motion to recommend denial passed 7-2.

Betty Callahan and Charles Kirby opposed.

**Case #07-09-035 – Green Beginnings LLC** requesting to rezone 1.73 acres from R-40 to GC. Property is located on Highway 20 East. If rezoned property would be used as a retail sales center. This property is described as Cherokee County Tax Map 03N23, Parcel 146.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

Jay Wallace spoke in favor.

Harris Borum with Blessed Hope Baptist Church spoke in opposition.

Steve Montay spoke in rebuttal.

Benson Chambers spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Oxley made motion to recommend approval with conditions.

1. Include a 6' fence on the West property line, beginning at the Southwest property corner extending north to the 75' building setback from GA Hwy 20.
2. 15' planted buffer on interior of fence.

Mr. Kirby seconded the motion.

Motion to recommend approval with conditions passed 9-0.

**Case #07-09-036 – Legacy Builder's Group, Inc.** requesting to rezone 20.5 acres from R40 to RD3. Property is located at Woodstock and Kemp Roads. If rezoned property would be utilized as a residential neighborhood with 60 homes. This property is described as Cherokee County Tax Map 21N11, Parcels 057 and 058.

Vicki Taylor Lee presented the case.

Michael Black represented the case.

Eric Swift spoke in opposition.

Terry Verdin spoke in opposition.

Ronnie Young spoke in opposition.

Mr. Black spoke in rebuttal.

Mr. Whitaker closed public comment.

Mrs. Escondo made motion to recommend denial.

Mr. Barnes seconded the motion.

Motion to recommend denial passed 9-0.

**Case #07-09-038 – Land Sellutions, Inc.** requesting to rezone 3.5 acres from AG to R-30. Property is located on Owens Store Road. If rezoned property would be used for residential development of four lots. This property is described as Tax Map 03N11, Parcel 220.

Vicki Taylor Lee presented the case.

Joe Sumner represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Whitaker closed public comment.

Mrs. Callahan made motion to recommend approval.

Mr. Kirby seconded the motion.

Motion to recommend approval passed 9-0.

**Other Items:**

Approval of August 7<sup>th</sup> minutes

**Meeting Adjourned 9:30 P.M.**