

**Cherokee County Planning Commission
Public Hearing Minutes
October 2, 2007
7:00 PM**

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday October 2, 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 was 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 #07-10-039: Ricky & Michele Chandler requesting to rezone .474 acres from existing zoning of R-15 (non-conforming use) to RM-4. Property is located at 159 Terrell Street (City of Ball Ground). Proposing: Construction of two single family detached homes. Tax Map 94N02 Parcel 009.

Vicki Taylor Lee presented the case.

Ricky Chandler represented the case.

Mr. Whitaker closed public comment.

Mrs. Lee addressed the board members to give them a better explanation of what the City of Ball Ground is looking for.

Jeff Watkins addressed the board members to better explain Ball Grounds RM-4 zoning.

Mr. Whitaker made motion to recommend approval with the condition that once the property is reconfigured only 2 homes be allowed on the 2 lots.

Mr. Kirby seconded the motion.

Motion to recommend approval passed 8-1.

Mrs. Escondo opposed.

Case #07-10-040: Jerry M. Durham requesting to rezone property from R-40 and R-80 to GC. Property is located on Cloud Lane. Proposing: An addition to an existing mini-warehouse facility for outside parking. Tax Map 15N25, a part of Parcel 081.

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.

Mrs. Escondo made motion to recommend approval with conditions.

1. No junk vehicles per County Ordinance.
2. The 3 conditions per County Engineers Staff Comments as follows.
 - a) Cloud Lane to be upgraded to current County standards (minimum 20 feet of paving) from the site entrance to either SR 140 or Bart Manous Road. The application site is situated half way between these two roadways.
 - b) Should the primary access to the facility be from SR 140, Cloud Lane will need to be reconstructed to current county standards from SR 140 to the site entrance. However, since the reconstruction, widening, etc., of a portion of Cloud Lane will take place on Georgia DOT right-of-way, then a permit will be required from GDOT for intersection improvements. The Georgia DOT will require the applicant to provide a deceleration lane and possibly a left turn lane.
 - c) Should the primary access to the facility be from the Bart Manous Road, Cloud Lane will need to be reconstructed to the current county standards from Bart Manous Road to the site entrance. Intersection improvements at Bart Manous Road will be required per Cherokee County Standards, which will include 50 foot radii and a deceleration lane.
3. If Cloud Lane closes, then condition #2 is void.
4. Minimum 6 foot fence be constructed inside the buffer around the property.

Mr. Kirby seconded the motion.

Motion to recommend approval passed 9-0.

Case #07-10-041: HLM Properties LLC requesting to rezone 67.08 acres from AG to R-40. Property is located off of Lower Burris Road. Proposing: Residential Subdivision Tax Map 14N15, Parcel 053E.

Vicki Taylor Lee presented the case.

Ken Patton represented the case.

No one spoke in favor.

Gerald Nechvatal spoke in opposition.

Mr. Patton spoke in rebuttal.

Larry McLaughlin commented that water would be supplied by the City of Canton.

Mr. Whitaker closed public comment.

Mr. Stewart made motion to recommend approval with the conditions:

1. 50 foot buffer along south property line along proposed lots 17-29.

Mrs. Escondo seconded the motion.

Motion passed 7-2.

Mrs. Callahan and Mr. Barnes opposed.

Case #07-10-042: VME Development LLC requesting to rezone 10.31+ acres from AG to NC and GC. Property is located on Ridge Road and Pineview Drive. Proposing: Commercial, restaurants, offices and retail uses. Tax Map 15N08, Parcels 001, 002, 003 and 014.

Vicki Taylor Lee presented the case.

Vince Merrolla represented the case.

No one spoke in favor.

Keith Pritchett spoke in opposition.

Mr. Merrolla spoke in rebuttal.

Mr. Hekman closed public comment.

Mr. Barnes made motion to table for 30 days.

Mr. Kirby seconded the motion.

Motion failed 6-3.

Mr. Whitaker, Mr. Oxley, Mr. Hill, Mr. Stewart, Mrs. Haynes and Mrs. Escondo opposed.

Mrs. Escondo made motion to recommend denial.

Mr. Stewart seconded the motion.

Motion to recommend denial passed 7-2.

Mr. Kirby and Mrs. Callahan opposed.

Case #07-10-043: VME Development LLC requesting to rezone 1.80+ acres from AG to NC and GC. Property is located on Sixes Road and Ridge Drive. Proposing: Commercial, restaurants, offices and retail uses. Tax Map 15N08, Parcels 039, 040 and 041.

Vicki Taylor Lee presented the case.

Vince Merrolla represented the case.

No one spoke in favor.

Rick Taylor spoke in opposition.

Mr. Merrolla spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to postpone for 30 days.

Mr. Stewart seconded.

Motion to postpone passed 7-2.

Mrs. Escondo and Mrs. Haynes opposed.

Case #07-10-044: Troy Snyder (Cherokee Presbyterian Church) requesting to rezone 2.54 acres from AG to NC. Property is located on Cumming Highway and Johnson Brady Road. Proposing: Offices and a bookstore. Tax Map 03N05, part of Parcels 238 and 240D.

Vicki Taylor Lee presented the case. Applicant did not show proof of sign posting.

Mr. Whitaker made motion to postpone for 30 days.

Mrs. Callahan seconded the motion.

Motion to postpone passed 9-0.

OTHER ITEMS:

Approval of September minutes.

Adjourned 9:30 P.M.