

**Cherokee County Municipal Planning Commission**  
**Minutes**  
**December 4, 2007**  
**7:00 p.m.**

The Cherokee County Municipal Planning Commission held its regular scheduled public hearing on Tuesday December 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, Scott Barnes, Garland Stewart, Tom Hill, Debra Haynes and Thais Escondo. 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 #07-12-052 C. C. Evans Hankins** requesting to rezone .78 acres from R-40 to GC. If rezoned property would be utilized for commercial uses. Property is located on Reinhardt College Parkway and is further described as Cherokee County Tax Map 14N16, Parcel 029.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor of the case.

No one spoke in opposition of the case.

Mr. Whitaker closed public comment.

Mrs. Callahan made motion to recommend approval.

Mr. Kirby seconded the motion.

Motion to recommend approval passed 9-0.

**Case #07-12-053 NRH Realty Associates, Inc.** requesting to rezone 5.074 acres from LI to GC. If rezoned property would be utilized for commercial uses. Property is located on Airport Road and Highway 5 and is further described as Cherokee County Tax Map 03N02, Parcels 001 and 002.

Vicki Taylor Lee presented the case.

Mark Anderson represented the case.

No one spoke in favor of the case.

No one spoke in opposition of the case.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to recommend approval with conditions.

1. No overnight parking or storing vehicles.
2. Deceleration lanes to be provided at all driveway entrances.
3. The Airport Road driveway closest to Old Hwy 5/Ball Ground Highway to be constructed as a right-in/right-out driveway.
4. A left turn lane to be provided for the western most driveway on Airport Road.
5. A left turn lane to be provided for the access driveway on Old Hwy 5/Ball Ground Highway.
6. The access driveway on Old Hwy 5/Ball Ground Highway be located to the most northern limits of the site as possible.

Mrs. Callahan seconded the motion.

Motion to recommend approval with conditions passed 9-0.

**Case #07-08-033 Roach & Adams Investments, LLC.** requesting to rezone 1.38 acres from R-80 to LI. If rezoned the property would be utilized for commercial/industrial uses. The property is located at the intersection of Univeter Road and South McCollum Drive and is further described as Cherokee County Tax Map 15N13, Parcel 110.

Vicki Taylor Lee presented the case.

Brian Roach represented the case.

Ursula Cox spoke in opposition.

Anita Akridge spoke in opposition.

Kimberly Herald spoke in opposition.

William Akridge spoke in opposition.

Mr. Roach spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Stewart made motion to recommend approval of O-I.

Mr. Barnes seconded the motion.

Motion to recommend approval of O-I passed 9-0.

**Case #07-09-037 Wayne Clark & Associates** requesting to rezone 53.440 acres from R20 to RD-3. If rezoned property would be utilized as single family, age-restricted development with 180 units. The property is located at the northwest intersection of Trickum and Jamerson Roads and is further described as Cherokee County Tax Map 15N18, Parcels 157 and 130.

Vicki Taylor Lee presented the case.

Kevin Moore represented the case.

Kathy Wuest spoke in opposition.

Leland Berg spoke in opposition.

Brenda Sexton spoke in opposition.

Kevin Moore spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Stewart made motion to recommend denial.

Mrs. Haynes seconded the motion.

Motion to recommend denial passed 8-1.

Mr. Kirby opposed.

**Case #07-11-048 Samuel Kamber** requesting to rezone 1.34 acres from AG to NC. If rezoned the property would be utilized for a stained glass business. The property is located on Midway Road and is further described as Cherokee County Tax Map 02N13, Parcel 199.

Vicki Taylor Lee presented the case.

Samuel Kamber represented the case.

Andrea McLain's spoke in opposition.

Mr. Kamber spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Stewart made motion to recommend denial.

Mrs. Escondo seconded the motion.

Motion to recommend denial passed 6-3.

Betty Callahan, Debra Haynes and Charles Kirby opposed.

**Case #07-11-050 John & Valentina Caldwell** requesting to rezone 1.74 acres from R-80 to GC. If rezoned the property would be used for retail space. The property is located approximately 1 mile south of the Highway 140 and Hickory Road intersection and is further described as Cherokee County Tax Map 02N03 Parcel 184.

Vicki Taylor Lee presented the case.

Jay Caldwell represented the case.

No one spoke in favor of the case.

No one spoke in opposition of the case.

Mr. Caldwell added additional information to the board members.

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 the November 6, 2007 minutes.

Adjourned 8:40 P.M.