

Cherokee County Planning Commission  
Public Hearing Minutes  
Wednesday, January 2, 2008  
7:00 p.m.

The Cherokee County Municipal Planning Commission held its regular scheduled public hearing on Wednesday, January 2, 2008 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 and Thais Escondo. Debra Haynes did not attend. In attendance for Cherokee County Staff were Jeff Watkins, Planning Director and Vikki Chadwick, Senior Clerk. The meeting was called to order at 7:00 pm.

Case #08-01-001 VME Development, LLC requesting to rezone 6.31 +/- acres from AG to TND. If rezoned the property would be utilized for Medical Building & Assisted Living/Constant Care facility. This property is located on Pine View Drive, Canton, GA and is further described as Cherokee County Tax Map 15N08, Parcel(s) 001, 002 & 003.

Jeff Watkins presented the case.

Vince Merrolla represented the case.

Kevin Plemmons spoke in favor.

Ronnie Reece spoke in opposition.

Mr. Merrolla spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to approve w/ conditions.

Mrs. Callahan seconded the motion.

Motion failed 3-5.

Mr. Stewart made motion to recommend denial.

Mr. Hill seconded the motion.

Motion to recommend denial passed 5-3.

Mr. Whitaker, Mr. Kirby and Mrs. Callahan opposed.

Case #08-01-002 EDT Investment Company, LLC requesting to rezone 4.53 acres from GC and R-20 to RTH. If rezoned property would be utilized for town homes, at 8 units per acre. Property is located on Canton Highway in Woodstock and is further described as Cherokee County Tax Map 15N18A, Parcel(s) 001 & 002.

Jeff Watkins presented the case.

Larry Singleton represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Whitaker closed public comment.

Mr. Whitaker made motion to recommend approval with conditions.

1. **Maximum of 36 units.**
2. **a) A three-rail fence with brick piers (40' on center max.) is recommended for new development on properties over 2 acres with Canton Road frontage.**  
**b) Street trees are also recommended with a 40' spacing. Roofs to be asphalt shingled, pitched with gables, dormers and aesthetic treatments designed in a residential style. Standing seam metal roofs are discouraged.**
3. **a) Install a deceleration lane on Canton Road at the site entrance drive.**  
**b) Install a five (5) foot wide sidewalk across the Canton Road site frontage.**

Mr. Kirby seconded the motion.

Motion to recommend approval with conditions passed 5-3.

Mr. Barnes, Mr. Oxley and Mrs. Escondo opposed.

Case #08-01-003 Brian Stakem c/o Sebisa, Inc. requesting to rezone 2.04 acres from R-40 to O & I. If rezoned property would be utilized for General Office Space. Property is located at the corner of Sixes Road and Marble Quarry and is further described as Cherokee County Tax Map 15N09, Parcel 78.

Mr. Watkins presented the case.

Brian Stakem represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to recommend approval with conditions.

1. Installation of a commercial deceleration lane at the proposed site entrance.
2. The site entrance on Marble Quarry Road is to be located to the most northern limits of the site as possible.
3. 1 story with basement with residential scale buildings.

Mr. Barnes seconded the motion.

Motion to recommend approval with conditions passed 7-1.

Mr. Stewart opposed.

Case #08-01-004 Greg Fields requesting to rezone 2 +/- acres from R-80 to GC. If rezoned property would be utilized for commercial purposes. Property is located on Highway 20 in Canton and is further described as Cherokee County Tax Map 03N05, Parcel 206.

Mr. Watkins presented the case.

Greg Fields represented the case.

No one spoke in favor.

Nina Johnson spoke in opposition.

Elizabeth Semler spoke in opposition.

Nancy Green spoke in opposition.

Mr. Fields spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Barnes made motion to recommend denial.

Mrs. Escondo seconded the motion.

Motion to recommend denial passed 8-0.

Case #07-12-051 Robert Negrelli requesting to rezone 1.24 acres from AG to NC. If rezoned the property would be utilized for commercial purposes. This property is located at 10685 East Cherokee Drive, Canton, GA and is further described as Cherokee County Tax Map 03N11, Parcel 141.

Mr. Watkins presented the case.

Robert Negrelli represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Whitaker closed public comment.

Mr. Barnes made motion to recommend approval.

Mrs. Escondo seconded the motion.

Motion to recommend approval passed 8-0.

#### OTHER

Approval of December, 2007 minutes.