

Cherokee County Planning Commission
Public Hearing Agenda
January 6, 2009
7:00 PM

The Cherokee County Municipal Planning Commission held its regular scheduled public hearing on Tuesday, January 6, 2009 in Cherokee Hall at the Cherokee County Administrative Building. In attendance for the Planning Commission were Chairman Bob Whitaker, Vice Chairman, Michael Oxley, Betty Callahan, Charles Kirby, Scott Barnes, Tom Hill, and Thais Escondo. Debra Haynes and Garland Stewart did not attend. In attendance for Cherokee County Staff were Jeff Watkins, Planning Director, Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Planning Assistant. The meeting was called to order at 7:00 pm.

NEW CASES:

CASE #09-01-001 – Dr. L. Austin Flint requesting to rezone 5.68 acres from R-40 to GC for retail purposes. Property is located just east of the intersection of Cumming Highway and Key Drive in Land Lot 267 of the 14th District, 2nd Section and being more particularly described as Cherokee County Tax Map 14N23C, Parcel 37B.

Vicki Taylor Lee presented the case.

Ben Key represented the case.

No one spoke in favor of the case.

Robert Redman spoke in opposition to the rezoning.

Mr. Key spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to approve with conditions.

1. Approval of General Commercial zoning
2. Compliance with the City of Canton's signage and streetscape design requirements.
3. Permitted uses under Neighborhood Commercial plus the following:
 - Service station, fast food, liquor store, planned shopping center, tire sales, services and repair, and convenience store with gas pumps.
4. Engineering requirements to upgrade Key Drive.
5. Applicant shall work with staff to explore site design that would be pedestrian friendly and preserve in so far as possible existing environmentally elements of the site.

Mrs. Escondo seconded the motion.

Motion to recommend approval with conditions passed 7-0.

CASE #09-01-002 – Dr. L. Austin Flint requesting to rezone 6.749 acres from R-40 to GC for retail purposes. Property is located at just west of the intersection of Cumming Highway and Key Drive in Land Lot 267 of the 14th District, 2nd Section and being more particularly described as Cherokee County Tax Map 14N23, Parcel 34.

Vicki Taylor Lee presented the case.

Ben Key represented the case.

No one spoke in favor of the case.

Steve Garland spoke in opposition to the rezoning.

Mr. Key spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to postpone the case until the February meeting when an alternative site plan can be considered.

Mrs. Callahan seconded the motion.

Motion passed 7-0.

CASE #09-01-003 – Technology Properties, LLC requesting to rezone 1.882 acres from NC to GC for retail/business office. Property is located at 12122 Cumming Highway in Land Lot 964, 3rd District, 2nd Section and being more particularly described as Cherokee County Tax Map 03N23, Parcel 145.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor of the case.

No one spoke in opposition to the rezoning.

Mr. Whitaker closed public comment.

Mr. Whitaker made motion to recommend approval.

Mr. Kirby seconded the motion.

Motion to recommend approval passed 7-0.

CASE #09-01-004 - DEVELOPMENT AUTHORITY OF CHEROKEE COUNTY requesting to rezone 55.82+/- acres from GC/R-40 to LI for a Business Park. Property is located at 6119 James Dupree Road in Land Lots 1056 and 1105, 21st District, 2nd Section and is more particularly described as Cherokee County Tax Maps 21N06 and 21N05, Parcels 285, 273, 273 A-G, and 274.

Vicki Taylor Lee presented the case.

Misty Martin represented the case.

Wayne Tyson spoke in favor of the case.

Jimmy Bobo spoke in favor of the case.

Timothy Moran spoke in opposition to the rezoning.

Don Turner spoke in opposition to the rezoning.

Mrs. Martin spoke in rebuttal.

Mr. Kirby made motion to recommend approval with the conditions

1. Engineering Department's comments to upgrade James Dupree Road.

Mr. Barnes seconded the motion.

Motion to recommend approval with conditions passed 7-0.

Other Items:

December minutes: Approved.

Elected officials for 2009: Mr. Bob Whitaker as Chairman and Mr. Michael Oxley as Vice Chairman.

Adjourned: 8:50 PM