

Cherokee County Planning Commission
Public Hearing Minutes
Tuesday, April 7, 2009 / 7:00 PM

The Cherokee County Municipal Planning Commission held its regular scheduled public hearing on Tuesday, April 7, 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, Tom Hill, Thais Escondo, Debra Haynes and Garland Stewart. Scott Barnes did not attend. In attendance for Cherokee County Staff were Jeff Watkins, Planning Director, Vicki Taylor Lee, Zoning Administrator and Vikki Simmons, Planning Assistant. The meeting was called to order at 7:00 pm.

NEW CASES:

CASE #09-04-008 – BETTY THOMAS requesting to rezone 1 acre from R-40 to GC for General Commercial purposes. Property is located on State Route 140 (a/k/a Reinhardt College Parkway) in Land Lot 154 of the 14th District, 2nd Section and being more particularly described as Cherokee County Tax Map 14N16, Parcel 034.

Vicki Taylor Lee presented the case.

Eugene Moore 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 with conditions.

- No auto repair, body shop or mini storage.
- Architectural site plans per City of Canton's Overlay Zone Community Standards Ordinance.

Mr. Kirby seconded the motion.

Motion to recommend approval with conditions passed 7-1

Mr. Oxley opposed.

CASE # 09-04-009 – TERRY HYDE requesting to rezone 37.59 acres from AG and R-40 to RD-3 for residential purposes. Property is located on Haynes Circle in Land Lots 207, 208, 209 and 225 of the 15th District, 2nd Section and being more particularly

described as Cherokee County Tax Map 15N08, Parcel 182 and Tax Map 15N07, Parcels 020 and 020A.

Mr. Whitaker made motion to table for 30 days.

Mrs. Callahan seconded the motion.

Motion to table passed 8-0.

CASE #06-12-085 – LITTLE CREEK ROAD PARTNERS, LP a/k/a ETOWAH VALLEY f/k/a Canton West - Applicant is requesting to rezone 2,332 acres from AG to R-80, RD-3, RZL, RM-16, RTH, OI, NC and GC for Master Planned Mixed Use Community. Property is located on Highway 108, in Land Lots 9-13, 24, 25, 48-50, 60, 61, 84, 85, 96, 97 and 121 of the 2nd District, 2nd Section and being more particularly described as Cherokee County Tax Map 14N04, Parcel 008 and Tax Map 14N10, Parcel 027.

Vicki Taylor Lee presented the case.

Paul Corley, Todd Hager and Doug Dillard represented the case.

Jerry Kinzy spoke in opposition of the case.

Bob Rush spoke in opposition of the case.

Linda Holmes-Rubin spoke in opposition of the case.

Brenda Sexton spoke in opposition of the case.

Elizabeth Semler spoke in opposition of the case.

Dan Owen spoke in opposition of the case.

Mr. Dillard spoke in rebuttal.

Board members discussed case with staff and the applicants.

Mr. Kirby made motion to table for 30 days.

Mrs. Callahan seconded the motion.

Motion passed 6-2.

Mrs. Haynes and Mrs. Escondo opposed.

OTHER BUSINESS:

Approval of the March, 3, 2009 Minutes / Adjourned 9:00 P.M.