

Cherokee County Planning Commission  
Public Hearing Minutes  
Tuesday, May 5, 2009  
7:00 PM

The Cherokee County Municipal Planning Commission held its regular scheduled public hearing on Tuesday, May 5, 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, Garland Stewart and Scott Barnes. 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 #9-05-010 – DR. L. AUSTIN FLINT requesting to rezone 2.69 acres from R-40 to GC for retail purposes. Property is located at 110 Old Doss Drive in Land Lot 239 of the 14<sup>th</sup> District, 2<sup>nd</sup> Section and being more particularly described as Cherokee County Tax Map 14N23A, Parcel 025.

Vicki Taylor Lee presented the case.

Ben Key represented the case.

No one spoke in favor of the case.

No one spoke in opposition to the case.

Mr. Whitaker closed public comment.

Mr. Barnes made motion to recommend approval with conditions.

1. Compliance with the City of Canton's signage and streetscape design requirements.
2. The site entrance should be located as close to the rear of the property as possible subject to approval of the Cherokee County Engineering Department.

Mrs. Escondo seconded the motion.

Motion to recommend approval with conditions passed 9-0.

CASE #09-05-011 – ROBERT J. & MARIA K. MCCUNE requesting to rezone 3.53 acres from AG to R-60 for residential purposes. Property is located at 150 McGarity Road in Land Lot 232 of the 2<sup>nd</sup> District, 2<sup>nd</sup> Section and being more particularly described as Cherokee County Tax Map 02N07, Parcel 132.

Vicki Taylor Lee presented the case.

Robert McCune represented the case.

No one spoke in favor of the case.

Ellen Stara spoke in opposition to the case.

Jim Donaldson spoke in opposition to the case.

Mr. McCune spoke in rebuttal.

Mr. Whitaker closed public comment.

Mrs. Haynes made motion to recommend denial.

Mrs. Callahan seconded the motion.

**Motion to recommend denial passed 9-0.**

#### OLD CASES:

CASE #06-12-085 – LITTLE CREEK 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 a 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 2<sup>nd</sup> District, 2<sup>nd</sup> 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.

Margaret Stallings presented three dimensional model of project prepared by staff.

Jeff Watkins presented the fiscal analysis.

Paul Corley represented the case.

Brett Buchannan with Cherokee County Engineering Department presented Engineering staff comments.

Don Stevens with Cherokee County Water & Sewer Authority presented comments.

Bill Bryan Councilman for City of Canton presented comments.

John Gaskin spoke in favor of the case.

Tommy Justice spoke in opposition to the case.

Kim Herald spoke in opposition to the case.

Kim Brown spoke in opposition to the case.

Bob Rush spoke in opposition to the case.

Joan Siegel spoke in opposition to the case.

Corey Wilson spoke in opposition to the case.

Bill Grant spoke in opposition to the case.

Ursula Cox spoke in opposition to the case.

Marilyn Stapleton spoke in opposition to the case.

Mr. Corley spoke in rebuttal.

Todd Hager spoke in rebuttal.

Mrs. Haynes made motion to recommend denial.

Mr. Stewart seconded the motion.

Motion to recommend denial passed 8-1.

Mr. Kirby opposed.

#### OTHER ITEMS:

April 7, 2009 minutes approved.

Adjourned 9:40 P.M.