

Cherokee County Planning Commission
Public Hearing Minutes
Tuesday, January 5, 2010

The Cherokee County Municipal Planning Commission held its regular scheduled public hearing on Tuesday, January 5, 2010 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, Tom Hill, Scott Barnes, Garland Stewart and Thais Escondo. Charles Kirby and Debra Haynes did not attend. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Vikki Simmons, Planning Assistant. The meeting was called to order at 7:30 pm.

CASE # 10-01-004 – HCR PROPERTIES, LLC requesting to rezone 13.875 acres from R-20 Conservation to RZL for a subdivision. Property is located on Cartersville Street in Land Lot 66 of the 3rd District and is further described as Cherokee County Tax Map 03N01, Parcels 098 and 101A.

Vicki Taylor Lee presented the case.

Brian Roach 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. Barnes made motion to recommend approval.

Mrs. Callahan seconded the motion.

Motion to recommend approval passed 7-0.

CASE # 10-01-002 – THERON KNIGHT, JR AND JUDY TRINKLE requesting to rezone 4.5 acres from R-80 to R-40 for residential uses. Property is located at 1331 and 1341 Toonigh Road, Canton in Land Lot 455 of the 15th District and more particularly described as Cherokee County Tax Map 15N21, Parcel 071.

Vicki Taylor Lee presented the case.

Paul Hendrix 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. Whitaker made motion to recommend approval with conditions.

- 2.5 acres to R-40, the back 2 acres to remain zoned R-80.
- Plats are to be properly recorded.

Mr. Barnes Seconded the motion.

Motion to recommend approval passed 7-0.

CASE # 10-01-003 – JASON NIX requesting to rezone 30 +/- acres from R-80 to AG for agribusiness uses. Property is located at 2100 Sugar Pike Road in Land Lot 569 of the 2nd District and more particularly described as Cherokee County Tax Map 02N03, Parcel 300.

Vicki Taylor Lee presented the case.

Jason Nix 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 approve with conditions.

1. Permitted uses limited to the following

- Accessory Uses and Structures
- Bed and Breakfast Inn
- Customary home occupations
- Farmers market
- Farming
- Forestry
- Green house and Plant nursery commercial
- Green house non-commercial
- Horticulture
- Household pets raising and keeping
- Livestock and Poultry for personal pleasure
- Produce stand
- Riding stable and academies
- Single family detached dwelling

Mr. Barnes seconded the motion.

Motion to recommend approval passed 7-0.

CASE # 10-01-005 – DANA STEWART requesting to rezone 38 acres from R-80 to AG for horse boarding purposes. Property is located on Chattin Road in Land Lot 22 of the 15th District and further described as Cherokee County Tax Map 15N19, Parcels 15 and 16.

Vicki Taylor Lee presented the case.

Dana Stewart represented the case.

No one spoke in favor of the case.

Ursula Cox spoke in opposition to the case.

Mrs. Stewart spoke in rebuttal.

Mr. Whitaker closed public comment.

Mr. Stewart made motion to recommend approval with conditions.

1. Applicant will submit a Land Disturbance Permit Application to Cherokee County for construction of proposed farm buildings and pasture.
2. Before and upon the construction of the pasture, the applicant will provide Cherokee County with an Erosion and Sedimentation control Plan that shows the implementation of Best Management Practices. This Plan will be implemented and BMP's maintained during construction and until the site is stabilized.
3. Applicant will obtain building permits from Cherokee County for any barns or farm structures.
4. AG Permitted uses limited to only the following.
 - Accessory Use and Structures
 - Bed and Breakfast Inn
 - Riding Stable & Academies
 - Single Family Detached Dwelling
 - Household pets, Raising and Keeping
 - Livestock and Poultry, Personal Pleasure
 - Customary Home Occupations
 - Farming
 - Greenhouse, Non-commercial
5. Engineering Department comments regarding construction of cul-de-sac are appropriately addressed.

Mr. Barnes seconded the motion.

Motion to recommend approval passed 7-0.

Other Items

December minutes approved

Announcement of 2010 officers.

Meeting Adjourned 9:00 P.M.