

Cherokee County Planning Commission  
Public Hearing Minutes  
Tuesday, February 2, 2010  
7:00 PM

The Cherokee County Municipal Planning Commission held its regular scheduled public hearing on Tuesday, February 2, 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, Thais Escondo, Charles Kirby and Debra Haynes. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Vikki Simmons, Planning Assistant. The meeting was called to order at 7:00 pm.

NEW CASES:

CASE # 10-02-006 – CHRIS COMER requesting to rezone 4.65 acres from R-80 to R-40 for residential uses. Property is located at 3219 Holbrook Campground Road in Land Lots 38 and 39 of 2<sup>nd</sup> District, and more particularly described as Cherokee County Tax Map 02N13, Parcel 116.

Vicki Taylor Lee presented the case.

Chris Comer represented the case.

No one spoke in favor of the case.

No one spoke in opposition to the case.

Mr. Whitaker closed public comment.

Mrs. Haynes made motion to recommend approval.

Mrs. Escondo seconded the motion.

Motion passed 9-0.

CASE # 10-02-008 – JOHN B. SUMNER requesting to rezone 1 acre from GC to R-40. Property is located at 244 Charles Cox Drive in Land Lot 91 of the 14th District and more particularly described as Cherokee County Tax Map 14N12B, Parcel 019, 020.

Vicki Taylor Lee presented the case.

John B. Sumner represented the case.

No one spoke in favor of the case.

No one spoke in opposition to the case.

Mr. Whitaker closed public comment.

Mrs. Escondo made motion to recommend approval.

Mr. Stewart seconded the motion.

Motion passed 6-3.

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

CASE # 10-02-009 – RANDALL PAGE requesting to rezone 5.28 acres from R-40 to GC for General Commercial uses. Property is located at the corner of Butterworth Road and Highway 20 in Land Lot 91 of the 14th District and is further described as Cherokee County Tax Map 14N12B, Parcels 019 and 020.

Vicki Taylor Lee presented the case.

Randall Page 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.

- Comply with the City of Canton's Overlay Zone Community Standards Ordinance.
- If the applicant desires access to Pope Circle the applicant would be required to make significant upgrades to Pope Circle in order to accommodate the additional traffic per Cherokee County Engineering's Staff Comment.

Mrs. Callahan seconded the motion.

Motion Passed 9-0.

CASE # 10-02-010 – KIRK SMITH requesting to rezone 1.7 acres from R-80 to GC for a landscaping office and facility. Property is located at 8167 Hickory Flat Hwy. in Land Lot 507 of the 2nd District and further described as Cherokee County Tax Map 02N03, Parcel 126.

Vicki Taylor Lee presented the case.

Kirk Smith represented the case.

No one spoke in favor of the case.

John Lockstedt spoke in opposition to the case.

Mr. Whitaker closed public comment.

Mr. Whitaker made motion to recommend approval of NC with conditions.

- No encroachment into the required buffer, other than the existing garage.
- Existing buffer must maintain a visual screening.

Mr. Kirby seconded the motion.

Motion passed 9-0.

#### OLD CASES:

CASE # 10-01-001 – DEAN WOODALL INVESTMENTS, LLC requesting to rezone 55.66 acres from AG to GC for Business/Commercial uses. Property is located on Highway 20 West between Ficklin Church Way and Upper Sweetwater Trail in Land Lots 23 and 24 of 22<sup>nd</sup> District, and more particularly described as Cherokee County Tax Map 22N12, Parcel 306.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

Dave Sapp spoke in favor of the case.

Jerry Kinzey spoke in opposition to the case.

Mr. Whitaker closed public comment.

Mr. Kirby made motion to approve with conditions.

- Maximum 50,000 square feet per building
- Traffic study to be submitted at time of development.
- Work with school board on intersection improvements.

Mrs. Callahan seconded the motion

Motion failed 3-6

OTHER BUSINESS:

January Minutes approved.

Meeting adjourned 8:50 P.M.