

**Cherokee County Planning Commission**  
**Public Hearing Minutes**  
**Tuesday, July 2, 2013**  
**7:00 p.m.**

**Approved 8/6/2013**

The Cherokee County Planning Commission held its regularly scheduled meeting on Tuesday, July 2, 2013 in Cherokee Hall at the Cherokee County Administration Building. In attendance for the Planning Commission were Chairman Bob Whitaker, members Thais Escondo, Joe Long, Richard Weatherby, Dr. Rick Whiteside, Garland Stewart, Betty Callahan, Scott Barnes and Tom Hill. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Tamala Davis, Planning Technician.

Chairman Bob Whitaker called the meeting to order at 7:07 p.m.

First Case, **Case #13-07-008 Ben Snow** requesting to rezone 24.856 acres from R-80 to AG. If rezoned, the property will be utilized for residential and agricultural uses. The property owned by Ben Snow is located at 233 Dry Pond Lane in Land Lot 281 of the 13th District, 2nd Section of Cherokee County, Georgia and indicated as parcels 50 and 51 on Tax Map 13N06.

Ms. Lee presented the case. Ms. Lee discussed staff comments, location, surrounding zoning and land uses. She stated she has received no letters of support or opposition.

Ben and Kathleen Snow represented this case. Mr. Snow stated they would like to start a low intensity farm on this property. Mrs. Snow stated it would be mostly horticulture. She stated they would convert the existing chicken houses into greenhouses and do an aquaponics system which is a combination of hydroponics and aquaculture. She stated they planned to grow produce on the land as well. Mr. Snow stated the greenhouses that are in bad shape will be torn down.

Mr. Whitaker asked if there was anyone to speak in favor or opposition of the application. There being none, he closed the public hearing.

Mr. Stewart asked staff what the setbacks would be if they were to build new structures on this property for horticulture. Ms. Lee stated it would depend on what the structure would be used for but any new structures would have to meet the current regulations.

Ms. Callahan asked the applicant how they plan to market this.

Mrs. Snow stated they are starting on a hobby level and they are probably going to go organic and locally grown. She stated they really don't have a marketing concept at this time.

Ms. Callahan asked the applicant how many employees will there be. Mrs. Snow stated they are starting out just family and will have possibly two (2) employees within five (5) years.

Mr. Snow stated one of the things they are trying to do is support their disabled son who was in a car accident. He stated their son will be recovering for many years and would like to have him participate in this.

Ms. Escondo asked if there would be any large vehicles. Mrs. Snow stated no, they do not plan to have any large vehicles or much traffic.

Dr. Whiteside made a motion to approve. Seconded by Mr. Barnes. Unanimous approval.

Second case, **Case #13-07-009 South Ball Ground, LLC** requesting to rezone 28.85 acres from LI to R-15. If rezoned, the property will be utilized for a residential subdivision. The property owned by South Ball Ground, LLC is located on Ball Ground Highway and South Sharp Mountain Church Lane in Land Lots 212, 213, 220 and 221 of the 3rd District, 2nd Section of Cherokee County, Georgia and indicated as parcels 027 and 027A on Tax Map 03N02.

Ms. Lee presented the case. Ms. Lee stated this application falls within the City Limits of Ball Ground. She discussed staff comments, location, surrounding zoning and land uses. She stated she has received no letters of support or opposition.

Ben Worley represented this case. Mr. Worley stated they are requesting to rezone 28.85 acres to R-15. He stated their intent is to create a vibrant residential community which will help with the housing demands in the City of Ball Ground and north Cherokee County. Mr. Worley stated they are proposing to build 42 single family detached homes and the lot sizes will vary, but the minimum lot size will be 15,000 square feet. He stated the development will have underground utilities as well as street lights and the minimum home size will be 1,550 square feet. He stated the proposed development will not be burdensome to the existing infrastructure and they have no objections from the adjoining property owner, Sharp Mountain Baptist Church. He stated approval of this rezone request will better the City and the County to spur economic growth and approve the overall economic and social conditions in the area.

Mr. Whitaker asked if there was anyone to speak in support or opposition of this application. There being none, he closed the public hearing.

Ms. Escondo asked about the industrial zoning and comments from staff regarding traffic concerns. Ms. Lee stated the industrial zoned property is across the street.

Mr. Barnes stated he travels this corridor and there is not a lot of disturbance. He stated this would be an improvement to this area. He stated this is not a major thoroughfare and does not see any traffic issues.

Mr. Barnes made a motion to approve. Seconded by Ms. Callahan. Unanimous approval.

The last item on the agenda is the approval of June 4, 2013 Minutes. Ms. Callahan made a motion to approve. Seconded by Mr. Hill. Unanimous approval.

Ms. Callahan made motion to adjourn. Seconded by Dr. Whiteside. The meeting adjourned at 7:25 p.m.