

**Cherokee County Planning Commission
Public Hearing Minutes
Tuesday, November 5, 2013
7:00 p.m.**

Approved 2-4-14

The Cherokee County Planning Commission held its regularly scheduled meeting on Tuesday, November 5, 2013 in Cherokee Hall at the Cherokee County Administration Building. In attendance for the Planning Commission were Chairman Bob Whitaker, members Thais Escondo, Richard Weatherby, Rick Whiteside, Tom Hill, Scott Barnes and Bill Dewrell. Betty Callahan and Garland Stewart were not in attendance. In attendance for Cherokee County Staff was Jeff Watkins, Development Director and Tamala Davis, Planning Technician.

Chairman Bob Whitaker called the meeting to order at 7:00 p.m.

Mr. Whitaker stated the first case, **Case #13-10-011 Lennar Georgia, Inc.** has been withdrawn and will not be heard tonight.

Next, Mr. Dewrell was sworn in by Mr. Watkins.

The last case, **Case #13-10-012 John H. Pruett, Jr.** requesting to rezone 25.65 acres from R-40 to R-20. If rezoned, the property will be utilized for a single family residential subdivision. The property owned by Pruett Family, LP is located at Bells Ferry Road and Knox Bridge Highway in Land Lot 126 of the 14th District, 2nd Section of Cherokee County, Georgia and indicated as parcels 079, 092, 094 and part of parcels 046 and 093 on Tax Map 14N12A.

Mr. Watkins presented this case. Mr. Watkins discussed staff comments, location, surrounding zoning and uses. He stated we have not received any letters in support or in opposition to the petition. Mr. Watkins stated a public participation meeting was held with six (6) attendees. He stated this does fall within the City of Canton's Growth Boundary agreement and they have no objections.

Mr. Ron Hadaway represented this case. Mr. Hadaway stated Mr. Pruitt is a 4th generation resident of Cherokee County and this property in various parcels has been in his family for over 40 years. He stated they started out with four (4) parcels and then purchased five (5) acres from Mr. Haney which was originally owned by his grandparents. Mr. Hadaway stated Mr. Pruitt is a licensed general contractor and intends to develop this property as a legacy project to his family. He stated Mr. Pruitt has developed one project in Crabapple currently intends to self-fund this project with no clear cutting and no sale to builders. Mr. Hadaway stated they are proposing 28 lots and prices would range from \$350,000 to \$400,000. He stated the main residential entrance on Bells Ferry Road with a gated community. He stated the existing barn that his father built back in the 1970's and will be converted into a pool pavilion as an amenity area for the community. He stated the Pruitt homestead will be preserved and renovated and sold as one of the units and somewhat as a centerpiece. Mr. Hadaway stated on the northwestern corner is the Manning family cemetery that dates back to the 1800's and will be preserved and developed as a pedestrian park with walking trails and bike trails. He stated they will keep as much tree coverage as possible and meet all buffer requirements.

Ms. Escondo asked Mr. Hadaway to address the out parcels. Mr. Hadaway stated the first out parcel was his grandmother's house and Mr. Pruitt does not want to tear the home down so it will be outside the development and will be a rental home. Mr. Hadaway stated the second out parcel belongs to an adjoining property owner and they did not have any contact or hear from the owners.

Mr. Whitaker asked if there was anyone to speak in support or opposition of this application.

Ms. Hillhouse spoke in opposition. She stated she lives three (3) houses south on Bells Ferry Road and has been there since 1973. She requested this property be left as R-40 zoning. She stated traffic is horrible on this two lane road and there is not enough room for more traffic.

Mr. Hadaway stated the zoning request to go to R-20 is a little misleading in terms of the intent. He stated R-40 zoning would allow us to do septic systems if sewer is not available, however they are optimistic. He stated the R-20 would be used as a maximum if they could connect but their intent was to target the $\frac{3}{4}$ acre lots.

Ms. Escondo asked Staff would R-30 not work for this proposed development. Staff stated you would have to ask the applicant.

Mr. Hadaway stated R-30 was not discussed at the preliminary meeting, they had discussed R-20 however, are not opposed to R-30.

Mr. Barnes asked if there is any sewer currently. Mr. Hadaway stated no not currently.

Mr. Whitaker closed the public hearing.

Dr. Whiteside asked Staff if they were to have R-20 would this eliminate them from having a septic system development. Mr. Watkins stated no, septic is determined by lot sizes.

Mr. Whitaker stated based upon the land use plan R-20 is permissible.

Ms. Escondo stated based on this plan it really is a much less dense development than what you would normally see in an R-20 zoning district.

Mr. Whitaker stated R-40 would allow 1 unit per acre and the layout being shown is 25 lots on 26 acres.

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

The last item on the agenda was approval of October 1, 2013 Minutes. Mr. Weatherby made a motion to approve. Seconded by Mr. Barnes. Unanimous approval.

Dr. Whiteside made a motion to adjourn. Seconded by Mr. Weatherby. Unanimous approval. The meeting adjourned at 7:26 p.m.