

Approved 7/1/2014

**Cherokee County Planning Commission
Public Hearing
Minutes
Tuesday, June 3, 2014
7:00 p.m.**

The Cherokee County Planning Commission held its regularly scheduled meeting on Tuesday, June 3, 2014 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, Garland Stewart, Bill Dewrell and Betty Callahan. 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 7:00 p.m.

Case #14-06-013 Oak Hall Companies, LLC requesting to rezone 68.46 acres from AG to R-15. If rezoned, the property will be utilized for a single family residential neighborhood. The property owned by ELC, L.P. is located on Trickum Road in Land Lots 768, 816, 817 and 840 of the 15th District, 2nd Section of Cherokee County, Georgia and indicated as parcel 135 on Tax Map 15N22.

Ms. Vicki Lee presented this case. She discussed staff comments, location, surrounding zoning and uses. She stated a public participation meeting was held with 30 attendees, a site resources map is on file and the application is in compliance with the Future Development Map. She stated she has recently received emails in opposition to this request.

Parks Huff represented this case. Mr. Huff stated the previous plan they were requesting was an R-20 conservation subdivision with 109 lots and minimum lot size of 6,000 square feet. He passed out a revised site plan to the Board indicating an R-15 zoning with 85 lots and minimum lot size of 15,000 square feet. Mr. Huff stated this is in compliance with the land use plan. He stated the changes in this plan came from meeting with the neighbors which moved the amenity package to the center of the development and would like this as a condition of zoning. He stated there is also some streetscaping along Trickum Road along with buffers and fencing that they would like as conditions of zoning. Mr. Huff stated the density is 1.2 units per acre and is in compliance with land use plan. He stated there are improvements that will need to be made to the road. He stated the home sizes will range from 2,500 square feet to 3,500 square feet and with a price point in the mid \$300,000.

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

Cynthia Nalley spoke in opposition. Ms. Nalley stated she lives at 3029 Trickum Road and she was also speaking for her neighbors. She stated this section of Trickum Road is narrow, hilly with several blind driveways. She stated Mr. Pease has met their concerns regarding the amenity package, buffers and fencing however they still have other concerns they have not met. Ms. Nalley stated her concerns that the traffic volume will have on their neighborhood. She stated they need a second entrance to this development, propose an R-30 or R-40 zoning instead of R-15, propose fewer homes and upgrade this section of Trickum Road.

Mr. Huff spoke in rebuttal. Mr. Huff stated they are caught in the middle with the second access road. He stated the homeowners on Trickum would like to have this entrance but the homeowners in Farmington Subdivision would not. He stated an R-40 zoning classification would not help the situation with the amount of cars on the road. He stated they are aware that road improvements will need to be done to this road and they will agree to the maximum of 85 lots for this development. He stated this is a signalized intersection at Trickum Road and Arnold Mill Road. Mr. Huff stated they are committed to the fencing, landscaping, buffers and improvements to Trickum Road.

Mr. Whitaker asked Mr. Huff if they have had any conversations with the school board. Mr. Huff stated no, they have not at this time but will do this prior to the Board of Commissioners meeting.

Approved 7/1/2014

Ms. Escondo asked Mr. Huff about access and stream bank buffers. Mr. Huff stated during plan review these lots may be reconfigured.

Dr. Whiteside asked about storm water detention. Mr. Tad Braswell stated they are not required to do detention they would just need to do water quality and they would break it up and spread in different areas.

Ms. Escondo asked staff about the opposition letters submitted and where were their concerns. Ms. Lee stated all concerns are the same as what was mentioned earlier.

Ms. Escondo stated she feels this is a good plan and supports this application.

Mr. Barnes stated if they do make a motion he feels they need to include the recommendations of Engineering Department and that the buffers are followed.

Mr. Whitaker asked Mr. Huff where the buffers and streetscape are located on the site plan. Mr. Huff stated they would ask the location of the amenity package be a condition, the landscaping shown of the site plan along Trickum Road, the landscaping around Ms. Nalley's property and the other lots in this area be a condition.

The motion was seconded by Ms. Escondo.

Mr. Whiteside asked the applicant to explain what the earth and berm would look like. Mr. Braswell stated it will be 4 to 6 feet tall with a mixture of shrubs, grass, trees and three-rail fence.

Mr. Stewart stated he would like to add the conditions of the minimum lot size of 15,000 square feet and no access through Farmington Subdivision.

Mr. Barnes stated he is okay with adding the condition of the minimum lot size of 15,000 square feet to his motion.

Mr. Whitaker stated we have a motion to approve this application with these conditions: 1) Trickum Road is improved to a minimum of 20 feet wide from the development entrance to Arnold Mill Road, 2) improve the vertical geometry of Trickum Road to meet a 25 mph design speed in locations where they are currently insufficient, 3) a 150 foot left-turn lane is constructed on eastbound Arnold Mill Road and the traffic signal is upgraded to include protected/permissive phase for this movement, 4) maximum of 85 lots, 5) minimum lot size of 15,000 square feet, 6) amenity area to be located interior to development, 7) conform to stream bank buffers, streetscape enhancements, earth and berm along Trickum Road 4-6 feet with 3-rail horse fence, enhanced buffers along lots 81, 69, 65, 66 and 67 as shown on revised site plan dated June 2, 2014, 8) recorded plat to note stream bank buffer encroachments into platted lots. Unanimous approval.

Planning Commission did not receive the minutes for May so they will have this on next month's agenda.

Mr. Dewrell made a motion to adjourn. Seconded by Ms. Callahan. Unanimous approval.

The meeting adjourned at 7:40 p.m.