

Cherokee County Planning Commission
Public Hearing Minutes
Tuesday, July 1, 2014
7:00 p.m.

Approved 8-05-2014

The Cherokee County Planning Commission held its regularly scheduled meeting on Tuesday, July 1, 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 7:03 p.m.

Case #14-07-014 Terry Dickerson requesting to rezone 1.12 acres from LI to GC. If rezoned, the property will be utilized for a car lot. The property owned by Terry Dickerson is located on Cumming Highway in Land Lots 964 and 965 of the 3rd District, 2nd Section of Cherokee County, Georgia and indicated as Part of Parcels 149A and 196 on Tax Map 03N23.

Ms. Vicki Lee presented this case. She discussed staff comments, location, surrounding zoning and uses. She stated a public participation meeting was held with 5 attendees, a site resources map was not required and the application is in compliance with the Future Development Map. She stated she received no letters in opposition to or in support of this request.

Mr. Patel represented this case. Mr. Patel stated Bill Holt Chevrolet is looking to rent this property to have a used car lot at this location. He stated they would use the same policies as they currently do at the existing Bill Holt Chevrolet as well as the appearance.

Mr. Whitaker asked if there was anyone to speak in support or opposition to this request, there being none, he closed public comment.

Ms. Escondo asked the applicant if this is for overflow storage or a sales facility on-site. Mr. Patel stated this would be strictly for sales. He stated there would be no service or parts department at this site. He stated there will be no new inventory of vehicles it will strictly be pre-owned vehicles which will be dropped off at their main facility in Canton and driven to this site.

Mr. Barnes asked the applicant if Bill Holt Chevrolet has multiple dealerships. Mr. Patel stated no, they are a single franchise facility which has been in Cherokee County since 2009 and prior to this they were in Ellijay. He stated they will be using the existing building on site and will be leasing the land.

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

Case #14-07-015 ABF Horizon, LLC requesting to rezone 1.67 acres from R-40 to GC. If rezoned, the property will be utilized for retail. The property owned by Ronnie W. Wehunt and Susan Gail Arrieta is located on Cumming Highway in Land Lot 267 of the 14th District, 2nd Section of Cherokee County, Georgia and indicated as parcels 028D and 028 on Tax Map 14N23C.

Ms. Vicki Lee presented this case. She discussed staff comments, location, surrounding zoning and uses. She stated a public participation meeting was held with 16 attendees, a site resources map is on file and the application is in compliance with the Future Development Map.

Ben Key represented this case. He stated the property is on Highway 20 and falls within the Transitional Corridor and Neighborhood Village Node. He stated it is adjacent to property that was rezoned to commercial in 2009. Mr. Key stated they have had meetings with the Department of Transportation about a new commercial entrance somewhere in between Key Drive and Big Oak Drive that could tie back into Commerce Parkway and hopes to have one signalized intersection. He stated currently they do not own access at Big Oak Drive however the City of Canton has surplus land just south of their water tower and they are in discussions with the City of Canton to get the right-of-way to build a road.

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

Mr. Bygall who lives at 348 Key Drive spoke in opposition. He stated his concerns to traffic and safety.

Mr. Quinton Vaughn came forward to speak. He stated he is not necessarily against this proposal but he adjoins this property and would like to have a buffer, that they meet lighting requirements and concerns on drainage.

Mr. Whitaker stated all of these issues with drainage, lighting and buffers will be taken care of during plan review.

Mr. Key spoke in rebuttal. He stated they see this as a safety improvement with the potential to gain signalized access.

Mr. Whitaker closed public comment.

Ms. Escondo asked the applicant what was presented to the residents in regards to linking the roads. Mr. Key stated as to the residents of Key Drive it was kind of a promise, he stated Key Drive is not suitable for commercial access. He stated as far as Big Oak Drive, he cannot promise the residents anything since they don't own the property.

Ms. Escondo asked if he does get the property from Canton, would he modify the site plan. Mr. Key stated yes.

Ms. Escondo asked will you be paying for the signalization on Highway 20. Mr. Key stated yes, he will be required to pay for this.

Ms. Escondo asked if he would be willing to increase the buffer to 50 feet or provide heavy landscaping to the residential area. Mr. Key stated he would be willing to provide heavy landscaping.

Ms. Escondo asked if he has someone who will develop this property. Mr. Key stated this is all speculative.

Ms. Escondo asked Staff if the buffers, landscaping, lighting, roads, etc. will need to be added as stipulations to approval. Ms. Lee stated all these will be handled in development review and is either part of the Zoning Ordinance or Development Regulations.

Dr. Whiteside asked if they have any property that fronts Big Oak Drive. Mr. Key stated the City of Canton owns property and are in talks with the City of Canton to gain access.

Mr. Hill asked if the traffic light goes in does Key Drive remain open. Mr. Key stated it would not completely close it would remain as right in, right out.

Mr. Whitaker stated the issue before this Board is zoning and this plan is speculative.

Mr. Stewart made a motion to approve. Seconded by Mr. Dewrell. Unanimous approval.

Case #14-07-016 ABF Horizon, LLC and Benjamin Key requesting to rezone 2.56 acres from R-40 to GC. If rezoned, the property will be utilized for retail/office. The property owned by ABF Horizon, LLC and Benjamin Key is located on Key Drive in Land Lot 267 of the 14th District, 2nd Section of Cherokee County, Georgia and indicated as parcels 029A and 029D on Tax Map 14N23C.

Ms. Vicki Lee presented this case. She discussed staff comments, location, surrounding zoning and uses. She stated a public participation meeting was held in conjunction with the previous case with 16 attendees, a site resources map is on file and the application is in compliance with the Future Development Map.

Mr. Whitaker asked Mr. Key if he would like to add anything to this case. Mr. Key stated no.

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

Mr. Bygall stated he would just like to add the same comments as he stated in previous case. He stated he has concerns regarding getting in and out on Key Drive even with a light. He stated there will be a lot of confusion with construction and another light may not be the answer.

Mr. Whitaker closed public comment.

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

The last item, was approval of minutes. Ms. Callahan made a motion to approve the May 6, 2014 Minutes and June 3, 2014 Minutes. Seconded by Mr. Stewart. Unanimous approval.

Ms. Callahan made a motion to adjourn. Seconded by Mr. Weatherby. Unanimous approval. The meeting adjourned at 7:45 pm.