

**Cherokee County Planning Commission  
Public Hearing Minutes  
November 3, 2015  
7:00 pm**

The Cherokee County Planning Commission held its regularly scheduled meeting on Tuesday, November 3, 2015 in Cherokee Hall at the Cherokee County Administration Building. In attendance for the Planning Commission were Richard Weatherby, Bill Dewrell, Jerald Hill, Bob Whitaker, Rick Whiteside, Scott Barnes, Thais Escondo, Ken Smith and Tom Ware. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Margaret Stallings, Principal Planner

The meeting was called to order at 7:02 p.m.

Mr. Whitaker stated the previous case from last month, Case #15-09-017 Neal Covington was declared abandoned.

**Approval of Minutes**

Ken Smith made a motion to approve September 1, 2015 Minutes with the revisions. Seconded by Bill Dewrell. Unanimous approval.

Dr. Whiteside made a motion to approve October 6, 2015 Minutes. Seconded by Thais Escondo. Unanimous approval.

**Case #15-11-026 Don and Katherine Edwards (BOC Dist. 4)**

Applicant is requesting to rezone 1.88 +/- acres at 7946 Highway 92 from R-40 to LI for a pest control business.

Vicki Lee presented this case with a power point presentation. She discussed staff comments, location, surrounding zoning and uses. Ms. Lee stated the public participation meeting was held although there were no attendees. An existing site resource map was not required. She stated this application is not in compliance with the Future Development Map designation of Neighborhood Living.

Katherine Edwards represented this case. Ms. Edwards stated they own an exterminating business and are currently located in downtown Woodstock. She stated this location on Highway 92 is perfect and has 2 buildings on the property. She stated the main building will be used for their corporate office and the other will be used for their technicians with offices in top. She stated they have outgrown the current location and need more space.

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

Mr. Dewrell made a motion to recommend approval. Seconded by Mr. Weatherby. Unanimous approval.

**Case #15-11-027 Chris and Michelle Coyne (BOC Dist. 3)**

Applicant is requesting to rezone 1.0 +/- acres at 6375 Holly Springs Parkway from GC to LI for a pest control office.

Vicki Lee presented this case with a power point presentation. She discussed staff comments, location, surrounding zoning and uses. Ms. Lee stated a public participation meeting was held with no attendees and existing site resource map was not required. She stated this application is not in compliance with the Future Development Map Neighborhood Village Node, however, it is in compliance with the Comprehensive Plan.

Michelle and Chris Coyne represented this case. Ms. Coyne stated they started their business in 2010 and have been working out of their home. She stated they are looking to expand into an office.

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

Ms. Escondo asked staff if the Holly Springs property is zoned Industrial. Ms. Stallings stated yes, however it is farther down from the property.

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

**Case #15-11-029 Charles C. Fryer (BOC Dist. 1)**

Applicant is requesting to rezone 0.941 +/- acres from R-40 to O·I at 183 Scott Road for an Assisted/Senior Living Facility.

Vicki Lee presented this case with a power point presentation. She discussed staff comments, location, surrounding zoning and uses. Ms. Lee stated a public participation meeting was held with three (3) attendees and existing site resource map was on file. She stated this application is not in compliance with the Future Development Map designation of Country Estates.

Charles Fryer represented this case. Mr. Fryer stated this property would be rezoned for a senior living facility to join in with the adjoining O·I property. He stated this would square up the property and the entrance can be moved further away from the intersection. He stated they are working with Engineers on three (3) different options for availability of sewer.

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

Ms. Escondo asked staff if there are any specifications as to square footage, height or number of residents. Ms. Lee stated the Zoning Ordinance does not address these. Ms. Lee stated we would look at setbacks, buffers, parking, etc.

Mr. Ware asked the applicant how many residents would be at this facility. Mr. Fryer stated around 75-80 residents.

Dr. Whiteside stated one of the concerns in 2014 was the change of the character of the area from residential to an office complex. Dr. Whiteside stated we started with an office complex and now we are going to an apartment complex. Ms. Lee responded that an assisted living facility is not an apartment complex with individual living units with kitchens.

Ms. Lee stated we already have 4 +/- acres there that could have been constructed as an office complex and this acreage just allows for a better layout.

Dr. Whiteside stated we are going from a medical office complex to a senior living facility and even though they both fit in O·I zoning they are two (2) totally different uses.

Mr. Whitaker stated the Board was split on the decision last time and no recommendation was made.

Mr. Dewrell made a motion to approve. Seconded by Mr. Hill. Six (6) in favor, three (3) oppose.

Mr. Ware made a motion to adjourn. Seconded by Mr. Weatherby. Unanimous approval.

The meeting adjourned at 7:42 p.m.