

Cherokee County Planning Commission
February 2, 2016 Minutes
7:00 p.m.

The Cherokee County Planning Commission held its regularly scheduled meeting on Tuesday, February 2, 2016 in Cherokee Hall at the Cherokee County Administration Building. In attendance for the Planning Commission were Bill Dewrell, Bob Whitaker, Rick Whiteside, Scott Barnes, Thais Escondo, Ken Smith and Tom Ware. Jerald Hill and Richard Weatherby were not in attendance. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Tamala Davis, Planning Technician.

The meeting was called to order at 7:05 p.m.

Zoning Cases

Case #16-02-006 King Consulting & Development Advisors (BOC Dist. 1)

Applicant is requesting to rezone 10.33 acres at 9369 Cumming Highway from R-80 to OI for an assisted living facility.

Vicki Lee presented this case with a power point presentation. She discussed staff comments, location, surrounding zoning and uses. She stated this application is in compliance with the Future Development Map and Comprehensive Plan. She stated a public participation meeting was held with three (3) attendees. Ms. Lee stated she has not received any letters in support of or in opposition to this application.

Jim King represented this case. Mr. King stated they are proposing a 73 bed assisted living facility on 10.33 acres. He stated this is more than enough land to support this facility and is a great location. He stated it would have very little impact on traffic and no impact to the schools.

Ms. Escondo asked Mr. King to address the issue of having no sewer for this facility. Mr. King stated it will have a commercial designed septic system that will be approved by the State.

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

Ms. Escondo stated this is a rural area and would not be consistent with existing area.

Mr. Whitaker stated this is a state highway and feels this would not create a negative impact in this area.

Mr. Whitaker made a motion to approve. Seconded by Mr. Dewrell. Six (6) in favor, one (1) opposed. Ms. Escondo opposed.

Other Business

Proposed revisions to sign ordinance for temporary signs.

Hold a public hearing on revisions to Article 11 – Signs and Outdoor Advertising, and Table 11.1-District Requirements for Signs from the Cherokee County Zoning Ordinance. Provide a recommendation to the Board of Commissioners concerning the adoption of these revisions.

Jeff Watkins, Community Development Director presented a power point providing the amendments to the Sign Ordinance.

Mr. Whitaker asked if anyone is in support of or in opposition to these amendments.

Trenton Adams spoke in opposition. Mr. Adams stated his concerns with the limit of acreage, the number of signs, public safety and the allowance of A-frame signs for businesses.

Ricardo Davis spoke in opposition. Mr. Davis stated his concern with the number of temporary signs that are allowed especially on weekends in particular to religious and political speech.

Jack Staver spoke in opposition. Mr. Staver stated his concerns with the 3 acre limit and would like to know who determines this limit. He stated he feels it is wrong to limit the citizens on the number of signs.

James Payne spoke in opposition. Mr. Payne stated his concerns with limiting real estate signs and temporary signs. He stated he needs clarification of what would be allowed.

Mike Ameye spoke in opposition. Mr. Ameye stated he was concerned with the timeframe of receiving a notice regarding the amendments and feels like the public has not been given enough time to review.

Harry Abrams spoke in opposition. Mr. Abrams stated his concerns with the amendments just coming out on Friday and having limited access to it. He stated he feels the citizens should be able to have additional input on this.

John Roberts spoke in opposition. Mr. Roberts stated he currently has a sign and would like to know how these amendments would affect his existing signage.

Mr. Whitaker closed public comment.

Ms. Escondo asked about the number of signs allowed on three (3) acres.

Mr. Whitaker stated the acreage amount is changing, not the number of signs. He stated a smaller parcel can now have a larger sign.

Mr. Ware stated he feels it should not be calculated by the number of acres but by the amount of road frontage.

Mr. Whitaker asked how A-frame signs fall within this Ordinance. Mr. Watkins stated these are prohibited.

Mr. Whitaker asked about real estate signs. Mr. Watkins stated there are temporary informational signs, weekend directional signs or they could permit a permanent sign.

Mr. Barnes asked about the real estate signs and the number at the entrance to subdivisions. Mr. Watkins stated most have permits however they can be allowed temporary for 30 days.

Mr. Dewrell had questions regarding informational signs and the allowance. Mr. Watkins stated you cannot regulate content however you can regulate on timeframe and number.

Mr. Ware asked how this affects existing signage. Mr. Watkins stated if they are legal, permitted signs they would be considered non-conforming or grandfathered until you remove it.

Ms. Escondo made a motion to recommend approval with some recommendations from Staff on signs per parcels by zoning district and leaving it to ten (10) acres. Seconded by Mr. Ware. Two (2) in favor, five (5) oppose. Motion fails.

Dr. Whiteside stated how is this going to work when you limit the number and how will it be enforced.

Ron Hunton, Chief Marshal stated it is complaint driven and most are due to the signs being in the right of way.

Mr. Barnes stated ten (10) signs is a lot, especially on smaller parcels. He stated he would leave it at what it is.

Mr. Smith made a motion to recommend approval of the amendments and placing the number (10) in the blank section that needed to be filled. Seconded by Mr. Barnes. Five (5) in favor, two (2) opposed. Ms. Escondo and Mr. Ware opposed.

Adjourn

Mr. Dewrell made a motion to adjourn. Seconded by Mr. Smith. Unanimous approval. The meeting adjourned at 8:25 p.m.