

**CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION**

**PUBLIC HEARING MINUTES**



**July 5, 2016**  
**Cherokee Hall 7:00 pm**

The Cherokee County Planning Commission held its regularly scheduled meeting on Tuesday, July 5, 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, Jerald Hill, Richard Weatherby and Tom Ware. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Tamala Davis, Planning Technician.

The meeting was called to order at 7:00 p.m.

**Case No. 16-06-019 Rosewood Active Adult Communities, LLC (BOC Dist.1)**

Applicant is requesting to rezone 37.7 acres at East Cherokee Drive and Canton Road from AG to RD-3 for an active adult single family community. The applicant is also requesting a variance to exempt all homes from having alley access.

Vicki Lee presented this case with a power point presentation. She discussed staff comments, location, surrounding zoning and uses. She stated this application is not in compliance with the Future Development Map and Comprehensive Plan. Ms. Lee stated she has received several opposition letters.

Tommy Barnes represented this case. Mr. Barnes noted they submitted a revised site plan showing 11.9 acres of open space which is six (6) more acres that what is required. He stated this community will have an amenity in the center, a dog park to the South and this development will be an age restricted development. Mr. Barnes stated they are requesting a variance to the alley access requirement since they would like to have all homes with front porches instead of the required 50 percent.

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

Larry Neese spoke in opposition. Mr. Neese stated he lives at 104 Cadence Trail and stated his concerns to the design of the homes, price range and covenants.

Ken Harlan spoke in opposition. Mr. Harlan stated he lives at 322 Lakeside Trace and stated his concerns with the variance request and the additional traffic.

Ronnie Howell spoke in opposition. Mr. Howell stated he lives at 551 Cotton Road and stated his concerns with traffic, existing road conditions of Cotton Road and his concerns with this road being a cut through for this development. He stated he is not really against this development however he is concerned for safety.

Jim Gollhofer spoke in opposition. Mr. Gollhofer stated he lives at 318 Lakeside Trace and stated his concerns with the variance request and the number of homes.

Mr. Barnes spoke in rebuttal. Mr. Barnes discussed the traffic concerns and stated they will do what is required to meet County regulations and can meet the requirements for alley access if needed.

Mr. Whitaker closed public comment.

Discussion ensued among members and staff regarding the surrounding developments and units.

Mr. Ware and Mr. Hill stated they would be more in favor with an R-20 zoning.

Mr. Weatherby stated this development does not meet RD-3 requirements.

Ms. Escondo stated this is not consistent with the land use plan nor the Ordinance.

Mr. Weatherby made a motion to deny this application. Seconded by Dr. Whiteside. Motion passes eight (8) in favor (1) oppose. Mr. Ware opposed.

**Case No. 16-07-020 Milton Blankenship (BOC Dist.1)**

Applicant is requesting to rezone 59.3 acres on Highway 5 near the city limits of Canton from R-40 and LI to RZL for a single family residential subdivision with an amenity package.

Vicki Lee presented this case with a power point presentation. She discussed staff comments, location, surrounding zoning and uses. She stated this application is not in compliance with the Future Development Map and Comprehensive Plan.

Mike Bray represented this case. Mr. Bray discussed the location, amenity package, property values, and stated this development would create no traffic issues and adequate water is available. Mr. Bray provided pictures of the proposed homes to the Board.

Gene Norton spoke in opposition. Mr. Norton stated he lives at 1970 Ball Ground Highway and discussed his concerns with traffic and would like a traffic study be done.

Joseph Mabrey spoke in opposition. Mr. Mabrey stated his family lives on York Drive and discussed their concerns with the zoning, traffic and the number of lots proposed.

Ronnie Henson spoke in opposition. Mr. Henson stated his property will back up to this development and his only concern is the traffic.

Mr. Bray spoke in rebuttal. He noted Engineering review stated this road is adequate for this development and will be required to have two (2) entrances. He stated this development will not access York Drive.

Mr. Whitaker closed public comment.

Mr. Dewrell made a motion to table this case for 30 days pending completion of a traffic study. Seconded by Mr. Weatherby. Unanimous approval.

**Case No. 16-07-021 Jerry, Donna and Stacey Neese (BOC Dist.2)**

Applicant is requesting to rezone 15.76 acres at 262 Arnold Mill Road from R-40 to LI and AG for a family farm and future business.

Vicki Lee presented this case with a power point presentation. She discussed staff comments, location, surrounding zoning and uses. She stated this application is not in compliance with the Future Development Map and Comprehensive Plan.

Stacy Neese represented this case. Mr. Neese stated he would like to park a tractor-trailer on the industrial property and use the back acreage to farm and plant a garden. He stated eventually he may use the industrial to expand his business however he has no plans currently.

There was no one to speak in support of or in opposition to this application. Mr. Whitaker closed public comment.

Ms. Escondo asked the application if he was planning to move his business from Neese Road to this location. Mr. Neese stated no, not anytime soon.

Discussion ensued among applicant and Board regarding this property being in a floodplain having a landfill on property, privacy fencing and lighting.

Dr. Whiteside stated he has no problem with the rezoning to AG (Agricultural) however, he does have concerns with rezoning 3.76 acres to LI (Light Industrial). He stated this property is just not in a floodplain, it is in a floodway.

Ms. Escondo stated she has concerns with rezoning to an LI zoning district with no site plan.

Mr. Dewrell made a motion to approve. Seconded by Mr. Hill. Five (5) in favor, four (4) oppose. Ken Smith, Rick Whiteside, Scott Barnes and Thais Escondo opposed.

Mr. Ware made a motion for approval of the June 7, 2016 Planning Commission Minutes and the June 20, 2016 Planning Commission Work Session Summary. Seconded by Mr. Weatherby. Unanimous approval.

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

The meeting adjourned at 8:40 p.m.