

CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION

PUBLIC HEARING MINUTES



August 2, 2016
Cherokee Hall 7:00 pm

The Cherokee County Planning Commission held its regularly scheduled meeting on Tuesday, August 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, 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. 16-07-020 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 discussed the traffic study and Engineering's summary that was requested by the Planning Commission at last month's public hearing.

Ms. Escondo made a motion to recommend approval with the condition that the applicant adhere to Engineering's assessment from the traffic study in providing left and right turn lanes at both entrances. Seconded by Mr. Weatherby. Motion passes 6-3. Dr. Whiteside, Tom Ware and Ken Smith opposed this motion.

Case No. 16-08-022 Epic Homes, LLC (BOC Dist.3)

Applicant is requesting to rezone 23.44 acres from R-40 to RZL for a single family detached neighborhood designed to serve the senior community.

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 Community Development Node.

Parks Huff represented this case. Mr. Huff stated this development is consistent with the Future Development Map and falls within the Bridgemill community. He stated they held two (2) public participation meetings with the community. Mr. Huff stated the HOA will be responsible for the maintenance of landscaping for this development.

Tony Chalmers spoke in support. Mr. Chalmers stated he feels this project is appropriate and is consistent with this area. He stated he is concerned with traffic and request a traffic signal be installed at Bells Ferry Road and Ridge Road prior to homes being occupied for this development.

There was no one to speak in opposition. Mr. Whitaker closed public comment.

Mr. Huff stated they will work with Engineering to see what may be required due to increase in traffic.

Mr. Dewrell made a motion to recommend approval with conditions. Developer is to provide a sidewalk along Ridge Road; Developer will work with the County to explore sharing the cost of traffic signalization; and the Homeowner's Association will be responsible for landscape maintenance. Seconded by Mr. Weatherby. Motion passes 9-0.

Case #16-08-023 Village Investments, LLC (BOC Dist. 2)

Applicant is requesting to rezone 7.205 acres at the east side of Highland Village Drive, north of the intersection with East Cherokee Drive from OI and GC to RZL for a single family residential subdivision.

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 consistent with the Future Development Map.

Parks Huff represented this case. Mr. Huff discussed the current zoning, surrounding zoning and uses along with the drainage problems to the west of the property. He stated with the development of this subdivision they can resolve the drainage issues.

There was no one to speak in support.

Rex White spoke in opposition. Mr. White stated he lives in Arbor View Subdivision and he has homeowners with him who lives in Highland Village and Copper Ridge. He stated their concerns with traffic, water drainage, density and property values. He stated he can provide a petition with 150 signatures opposing this application.

Mr. Huff spoke in rebuttal. Mr. Huff stated the issues with drainage, the number of lots and how this property as residential would have less traffic then a commercial development. He stated this zoning is consistent with the existing developments in this area. He discussed commercial zoning would not help property values.

Doug Patton with Centerline Surveying explained the issues with drainage and their plan to fix these issues.

Discussion ensued among members, staff and the applicant regarding enforcement of resolving the current drainage issues.

Mr. Whitaker closed public comment.

Mr. Ware stated he cannot support this application to take a commercial property to develop as a RZL development. He stated he feels it would not be long before the developer will request to rezone the rest of the commercial to RZL and feels it should be left as is.

Dr. Whiteside stated he agrees with Mr. Ware however someone needs to fix the water problems.

Mr. Whitaker stated there is no room to put a detention pond on Highland Village property and feels the property owners would benefit if this development was approved. He stated the County is benefiting from this development. He stated RZL zoning is already in the area.

Mr. Dewrell made a motion to recommend to table this case for 30 days in an effort to have the developer and the community to work together on a compromise. Seconded by Dr. Whiteside. Motion passed 9-0.

Case #16-08-024 Preferred Real Estate of Georgia, LLC (BOC Dist. 2)

Applicant is requesting to rezone 3.0 acres at 2712 Hickory Road from AG to R-40 for single family residential.

Vicki Lee presented this case with a power point presentation. She discussed staff comments, location, surrounding zoning and uses. She stated this application is consistent with the Future Development Map.

John Copeland represented this case. Mr. Copeland stated they are proposing to subdivide this property to have 3 lots. He stated it would have a positive effect on adjacent properties and will cause minimal to no impact.

No one spoke in support.

Linda Standard spoke in opposition. She discussed her concerns with spot zoning, traffic and erosion.

Mr. Copeland spoke in rebuttal. He stated he does not plan to go into the City of Holly Springs and stated Ms. Standard had a chance to purchase this property.

Discussion ensued regarding density and driveways.

Mr. Whitaker closed public comment.

Dr. Whiteside stated there are no storm water requirements for minor subdivisions. He stated it is not proper to put this on an adjacent property owner and would recommend this be added and should be reviewed by the County ahead of time.

Ms. Lee stated the minor subdivisions are reviewed by the Stormwater Engineer.

Mr. Whitaker stated this is a pre-existing condition.

Ms. Escondo stated this is an agricultural area and feels it should remain.

Mr. Whitaker made a motion to recommend R-60 with the conditions that there be a maximum of two (2) lots, applicant is to mitigate runoff toward Ms. Standard's property and applicant to accommodate front vehicular exit to Hickory Road. Seconded by Mr. Hill. Motion passed 8-2. Mr. Barnes and Ms. Escondo opposed.

Mr. Barnes made a motion to approve July 18, 2016 Work Session Summary. Seconded by Mr. Hill. Motion passed 9-0.

Mr. Weatherby made a motion to approve the June 20, 2016 Work Session Summary. Seconded by Mr. Smith. Motion passed 9-0.

Mr. Barnes made a motion to adjourn. Seconded by Mr. Smith. Motion passed 9-0. The meeting adjourned at 8:52 p.m.