

CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION

PUBLIC HEARING MINUTES



September 6, 2016
Cherokee Hall 7:00 pm

The Cherokee County Planning Commission held its regularly scheduled meeting on Tuesday, September 6, 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 7:30 p.m.

Case No. 16-08-023 Village Investments, LLC. (BOC Dist.3)

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. Ms. Lee stated this case was postponed from last month. She discussed staff comments, location, surrounding zoning and uses. She stated the application is not in compliance with the Future Development Map.

Parks Huff represented this case. Mr. Huff stated no agreement was made with the community.

Ms. Escondo stated she cannot support an RZL zoning.

Mr. Ware stated this property has drainage issues and he cannot support an RZL zoning in this area.

Mr. Ware made a motion to recommend denial. Seconded by Mr. Smith. Motion passed 9-0.

Case No. 16-09-025 Georgia-Tennessee Development Partner, LLC. (BOC Dist. 2)

Applicant is requesting to rezone 78 +/- acres at 300 Collett Drive from AG to R-20 for a residential community utilizing the Conservation Design Standards.

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. She stated a public participation meeting was held with 15 attendees. She stated she has received letters in opposition to this application and in support.

Dr. Whiteside and Mr. Dewrell recused themselves from this case and left Cherokee Hall.

Benson Chambers represented this case. Mr. Chambers discussed current road conditions of Collett Drive and stated the applicant has agreed to contribute to build this road to county standards. Mr. Chambers stated surrounding zoning, density and that there has been no interest in property as currently zoned. He stated sewer is available to this area.

Terry Hyde spoke in favor of this case. Mr. Hyde stated he lives at 8077 East Cherokee Drive and feels this development would be a great asset to the neighborhood. He stated he supports this application and the upgrades to Collett Drive.

Melvin Sams spoke in support. Mr. Sams stated he lives at 6003 East Cherokee Drive and has lived here for 48 years. He stated his concerns with traffic, the dangerous conditions of Collett Drive and would like to see these road improvements.

David Knappenberger spoke in support. Mr. Knappenberger stated he lives at 405 Collett Drive and stated this entrance will be across the street from his property. He stated he supports this application due to the improvements needed to Collett Drive. He stated currently there is trash and garbage being dumped. He stated he feels they should consider having a 2nd entrance to this proposed neighborhood.

Richard Escher spoke in opposition. Mr. Escher stated his concerns with traffic, the number of homes, and giving up his property to widen the road. He stated this area is a country setting and would like for it to stay this way.

Jeanne Waclena spoke in opposition. Ms. Waclena stated they have Rosewood Farms located at 363 Collett Drive and is located across the street. She stated this will be a negative impact on the surrounding property and stated her concerns with noise, traffic, density of proposed development and buffers.

Jeff Burton spoke in opposition. Mr. Burton stated he lives at 467 Collett Drive and discussed his concerns with the proposed density for this development.

Robert Jones came forward to speak. Mr. Jones stated he lives at 167 Collett Drive and stated he is not against or in support of this application. He discussed his concerns with existing road conditions and density. He stated he would like to have more information regarding this proposal and that he was not notified of this rezone requests.

Benson Chambers spoke in rebuttal. Mr. Chambers stated the R-20 zoning would make this a feasible project to be able to make road improvements to Collett Drive.

Mr. Whitaker closed public comment.

Mr. Ware stated he has concerns with the density of the proposed development.

Mr. Weatherby stated his concerns with no signed agreement of road improvements.

Ms. Escondo stated this is not in compliance with the land use plan and is too dense for this location.

Mr. Barnes stated he feels this development is too dense.

Mr. Whitaker stated this application is not in compliance with the land use plan and is too dense of development for this area.

Ms. Escondo made a motion to recommend denial. Seconded by Mr. Barnes. Motion passed 6-1. Mr. Hill opposed this motion.

Case #16-09-026 Birchwood Properties, LLC. (City of Ball Ground)

Applicant is requesting to rezone 10 +/- acres at 312 Northridge Road from AG 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 she has received no letters in support or in opposition to this application.

No one was present to represent this case.

Ms. Escondo made a motion to postpone this case until next public hearing. Seconded by Dr. Whiteside. Motion passed 9-0.

Case #16-09-027 Puma Land, LLC. (BOC Dist. 1)

Applicant is requesting to rezone 4.39 +/- acres at 5585-5615 Cumming Highway from R-80 to NC for neighborhood retail and services.

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. Ms. Lee stated a public participation meeting was held with one (1) attendee.

Jeff Rusbridge represented this case. Mr. Rusbridge stated they are proposing no new structures and plan to modify the existing structures to meet commercial standards. He noted this is in compliance with the Future Development Map and will create no increase in traffic.

There was no one to speak in support or in opposition to this application.

Mr. Weatherby made a motion to recommend approval. Seconded by Mr. Dewrell. Motion passed 9-0.

Case #16-09-028 Windsong Properties, LLC (BOC Dist. 4)

Applicant is requesting to rezone 21.5 +/- acres at 6058 Kemp Drive from R-40 to RZL for an active adult neighborhood. The applicant is also requesting a variance to reduce the front building setback along Woodstock Road from seventy-five (75) feet to thirty-five (35) feet, a variance to reduce the front setback on interior roads from twenty (20) feet to ten (10) feet and a variance to allow the required ten (10) foot side building separation to be centered on the property lines.

Vicki Lee presented this case with a power point presentation. She discussed staff comments, location, surrounding zoning and uses. She stated this is not in compliance with the Future Development Map and she has received no letters in support or in opposition to this application.

Parks Huff represented this case. Mr. Huff addressed a stipulation letter he presented at the Planning Commission Work Session. He stated this development will have no impact on schools and will not create a big increase in traffic. He stated this development will have no access on Kemp Drive and all landscaping will be maintained. He stated the prices would be in the \$250,000 price range.

Steve Romeyn with Windsong Properties discussed the projects they have done in the past and described the type of housing they are proposing. He stated this will be affordable homes for this area and feels this would be a great asset to this neighborhood.

Jeff May spoke in opposition. Mr. May stated he lives at 6116 Kemp Drive and has concerns with traffic, noise and is opposed to any variance requests.

Eileen Torres spoke in opposition. Ms. Torres stated she lives on Little Ridge Road and has concerns with traffic, density, safety concerns and with prices for this area. She stated this is not affordable for this area.

Frank Nesmith spoke in opposition. Mr. Nesmith stated he lives at 6309 Woodstock Road and has concerns with buffers, density and safety. He stated he received no notification of this proposal.

Mr. Huff spoke in rebuttal. Mr. Huff discussed traffic concerns and stated walking trails will be provided.

Mr. Whitaker closed public comment.

Ms. Escondo stated she feels this is a good product but wrong location.

Mr. Weatherby stated he agrees, this is the wrong location for this development.

Mr. Ware stated this is a good product, but he agrees this is the wrong location.

Mr. Weatherby made a motion to recommend denial. Seconded by Mr. Ware. Motion passed 9-0.

Other Business

Dr. Whiteside made a motion to approve July 5, 2016 Minutes. Seconded by Mr. Dewrell. Motion passed 9-0.

Mr. Dewrell made a motion to approve August 2, 2016 Minutes. Seconded by Dr. Whiteside. Motion passed 9-0.

Mr. Barnes made a motion to approve August 15, 2016 Work Session Summary. Seconded by Mr. Whitaker. Motion passed 9-0.

Mr. Dewrell made a motion to adjourn. Seconded by Dr. Whiteside. Motion passed 9-0. The meeting adjourned at 10:31 p.m.