

CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION

WORK SESSION MINUTES



December 19, 2016

6:30 p.m. | Business Center

Chairman Bob Whitaker called the meeting to order at 6:30 p.m. Those present were Members Richard Weatherby, Scott Barnes, Ken Smith, Bill Dewrell, Rick Whiteside, and Thais Escondo, Zoning Administrator Vicki Taylor Lee, and Planner Michael Chapman. Jerald Hill and Tom Ware were absent.

1. 1. Case #17-01-002 Rob Sobolewski (BOC Dist. 2)

Applicant is requesting to rezone 1.34 acres at 7211 Hickory Flat Highway from OI (Office Institutional) to NC (Neighborhood Commercial) for veterinarian office.

Ms. Taylor Lee introduced the case and gave the staff reports. The rezoning of this property at the beginning of 2016 was addressed. Mr. Chapman gave the Community Agenda Report. There was general discussion and comments.

2. 2. Case #17-01-001 Carson Developments, Inc. (BOC Dist. 2)

Applicant is requesting to rezone 21.627 acres at Hickory Road from GC to RA to allow development of an active adult, age restricted community.

The applicant is also requesting the following variances:

1. A variance for use of dead end drives in lieu of cul-de-sacs (Development Regulations, Section 4.08);
2. A variance to grade in the zoning buffer to the north and west (Zoning Ordinance, Article 10 Section, 10.6-5).
3. A variance to construct walls in impervious stream bank buffer setback (Development Regulations, Section 5.1(2)).
4. A variance to encroach 7 feet into the required 20 foot front setback for units 75 and 82 (Zoning Ordinance, Table 7.1A).
5. A variance to reduce the zoning buffer on west side of property adjacent to GC from 35 feet to 30 feet and from 35 feet to 15 feet (Zoning Ordinance, Table 10.1).
6. A variance to reduce the zoning buffer on the west side of property adjacent to R-40 from 35 feet to 15 feet (Zoning Ordinance, Table 10.1).Case #16-12-040

Ms. Taylor Lee introduced the case and gave the staff reports. The issue of the multiple variances was addressed. A question regarding variance #3 specifically was asked with relationship to the location and extent of this encroachment. Mr. Carson told the Commission that the information would be forthcoming the next day. Mr. Chapman gave the Community Agenda Report. General discussion and comments ensued.

Adjourn

There being no further business, Chairman Whitaker adjourned the Work Session at 6:55 pm.