

CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION

PUBLIC HEARING MINUTES



May 2, 2017

Cherokee Hall 7:00 PM

The Cherokee County Planning Commission held its regularly scheduled meeting on Tuesday, May 2, 2017 in Cherokee Hall at the Cherokee County Administration Building. In attendance for the Planning Commission were: Bob Whitaker, Rick Whiteside, Thais Escondo, Ken Smith, Richard Weatherby, Nicole Carbetta, Scott Barnes, Marla Doss and Tom Ware. In attendance for Cherokee County Staff were Vicki Lee, Zoning Administrator and Tamala Davis, Planning Technician; Margaret Stallings, Principal Planner.

The meeting was called to order at 7:28 p.m.

The first item was swearing in of the new Planning Commission member, Marla Doss.

Case #16-12-045 Collett Family LLC (BOC Dist.1)

Applicant is requesting to rezone 102.519 acres at East Cherokee Drive from AG to R-30 and R-20 for a single family residential development.

This application was deemed incomplete by the Planning Commission at their work session on April 17, 2017.

Mr. Smith made a motion to table this application for thirty (30) days. Seconded by Dr. Whiteside. Motion passed 9-0.

Case #17-03-006 Oak Hall Companies, LLC (BOC Dist. 2)

Applicant is requesting to rezone 39.575 acres on the west side of State Route 140 at Arnold Mill Road from AG and R-40 to NC and RZL to be a mixed-use development.

This application was deemed incomplete by the Planning Commission at their work session on April 17, 2017.

Mr. Ware made a motion to table this application for thirty (30) days. Seconded by Dr. Whiteside. Motion passed 9-0.

Case #17-04-013 R. Venture, LLC (BOC Dist. 1)

Applicant is requesting to rezone 54.61 +/- acres at Jessie Lane, Owens Store Road and Old Orange Mill Road from AG to R-30 for a single family residential subdivision.

This application was deemed incomplete by the Planning Commission at their work session on April 17, 2017.

Ms. Doss stated she needs to recuse herself from this application.

Mr. Smith made a motion to table this application for thirty (30) days. Seconded by Dr. Whiteside. Motion passed 8-0.

Case #17-03-007 Scallions Development Company (BOC Dist. 2)

Applicant is requesting to rezone 3.05 +/- acres at 9626 Hickory Flat Highway from R-40 to NC for a commercial development.

Vicki Lee presented this case. Ms. Lee discussed location, proposed use, surrounding zoning and department comments. She stated this is an established school and has legal non-conforming status.

Neel Sengupta represented the case. Mr. Sengupta stated they are wanting to make this administratively correct.

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

Mr. Ware made a motion to recommend approval. Seconded by Dr. Whiteside. Motion passed 9-0.

Case #17-05-014 Wyatt Wilkie (BOC Dist. 1)

Applicant is requesting to rezone 11.28 acres on Ball Ground Road from GC to AG for residential uses.

Vicki Lee presented this case. Ms. Lee discussed location, proposed use, surrounding zoning and department comments.

There was no one present to represent this case.

Ms. Escondo made a motion to table this case for thirty (30) days pending the outcome of why the applicant was not present. Seconded by Mr. Weatherby. Motion passed 9-0.

Case #17-05-015 Jason Jenkins (BOC Dist. 2)

Applicant is requesting to rezone 2.34 acres at 1321 Gaddis Road from AG to R-40 for residential uses.

Vicki Lee presented this case. Ms. Lee discussed location, proposed use, surrounding zoning and department comments. She stated a legacy lot is not an option since the remaining 0.34 acre would not permit a septic system.

Jason Jenkins represented this case. Mr. Jenkins stated they are wanting to build next door to care for elderly parents.

Jayne Schuyler spoke in support. Ms. Schuyler stated her parents are getting older and they just recently built a home. She stated her mom is home by herself a lot so this would enable her to help them out.

Marla Davids spoke in opposition. Ms. Davids discussed her concerns with this setting a precedent for rezoning nearby properties. She stated there are other properties nearby that are for sale.

David Garner spoke in opposition. Mr. Garner stated they just built this home and asked why didn't they try to rezone this property before construction of this home. He stated they built the home all the way on the side of the property and it seems like a way to side step proper zoning. Mr. Garner stated this will affect his property value and will open the door for others.

Applicant did not wish to speak in rebuttal.

Chairman closed public comment.

Ms. Escondo made a motion to recommend denial. Seconded by Dr. Whiteside. Motion passed 9-0.

Approval of Minutes

Mr. Ware made a motion to approve April 4, 2017 Minutes with a revision. Seconded by Dr. Whiteside. Motion passed 9-0.

Other Items

Chairman Ahrens stated they will be requesting to have a Public Hearing at the next Planning Commission meeting on June 6, 2017 to make amendments to the Zoning Ordinance.

Mr. Weatherby made a motion to adjourn. Seconded by Mr. Ware. Motion passed 9-0. The meeting adjourned at 7:56 p.m.