



CHEROKEE COUNTY PLANNING COMMISSION

PUBLIC HEARING MINUTES

October 3, 2017

Cherokee Hall 7:00 PM

The Cherokee County Planning Commission held its regularly scheduled public hearing on Tuesday, October 3, 2017 in Cherokee Hall at the Cherokee County Administration Building. Planning Commission members present were Bob Whitaker, Ken Smith, Tom Ware, Richard Weatherby, Marla Doss, Rick Whiteside, Scott Barnes, Nicole Carbetta and Thais Escondo. In attendance for Cherokee County Planning Staff were Tamala Davis, Planning Technician; Vicki Taylor Lee, Zoning Administrator and Jeff Watkins, Director.

The meeting was called to order at 7:44 p.m.

Zoning Cases

Case #17-10-026 John Dearing (BOC Dist. 2)

Applicant is requesting to rezone 160.06 acres at 4165 Earney Road and 800 Riverlake Court from AG to R-20 for a conservation subdivision. Applicant is also requesting variances to reduce the front setback lines and minimum lot widths for several lots.

Dr. Whiteside recused himself from this case.

Vicki Lee presented this case. Ms. Lee discussed current zoning, surrounding uses and department comments. She stated this application is partially consistent with the Future Development Map. She stated she has received several letters in opposition to this application.

Mike Bray represented this case. Mr. Bray stated R-20 zoning is not considered high density and this development will bring sewer to the area. He stated they are requesting to develop a subdivision that is consistent with the future development map. He presented a plan indicating where variances are being requested for lot widths. He stated they are requesting variances on 18 lots. Mr. Bray discussed transportation issues and stated this cannot be controlled. He also stated the proposed amenity area is not in a floodplain.

Pete Glass came forward to speak in support of this application. He stated Capital City Club is the largest adjoining neighbor of this property and wanted to note they have no opposition to this request.

Jodi Davis spoke in opposition. Ms. Davis stated her concerns with density, traffic and impacts on schools. She gave brief description of adjoining neighbors in this area that this development would affect. She stated this is not consistent with the future development map.

Brenda Siegal spoke in opposition. Ms. Siegal stated her concerns with density, safety and traffic. She stated this is a country setting area with biking, kids at play and walking with no sidewalks. She stated she feels it should remain as AG (Agricultural).

John Long spoke in opposition. Mr. Long presented a map from Cherokee County website. He stated no rezones have taken place resulting in a R-20, R-40 or R-60 subdivisions within a certain area. Mr. Long stated there was at least 150 letters submitted in opposition to this application.

Simonne Holley spoke in opposition. Ms. Holley stated her concerns with safety and traffic.

Thomas Drake spoke in opposition. Mr. Drake stated his concerns with impact on roads and safety.

Steven Shattuck spoke in opposition. Mr. Shattuck stated he is representing 65 property owners from Fox Hill Farms and is president of Homeowners Association. He discussed their concerns with traffic and safety.

James Goslin spoke in opposition. Mr. Goslin stated his concerns with traffic and safety.

Mark Johnson spoke in opposition. Mr. Johnson, President of Crabapple Falls Homeowners Association, stated their concerns with traffic and presented a document with conditions for this development if approved.

Mr. Bray spoke in rebuttal. Mr. Bray stated the applicant has legal rights to have access and this development will have three (3) different ways to enter and exit. He stated this property cannot be developed as currently zoned and meet County requirements.

Mr. Whitaker closed public comment.

Ms. Escondo stated as presented she does not support this application. She stated this will create a negative impact on the roads and the community.

Mr. Weatherby stated he cannot support this application as presented. He stated he is not against development or growth but feels this is not the right plan for this area.

Mr. Ware stated this is a dangerous road currently, it is not consistent with land use plan and he cannot support this application.

Mr. Weatherby made a motion to recommend denial. Seconded by Mr. Ware. Motion passed 8-0. Dr. Whiteside recused himself.

Case #17-10-023 The Pacific Group/Becklund (BOC Dist.4)

Applicant is requesting to rezone 22.04 acres at 6572 Woodstock Road and 6632 Woodstock Road from R-40 to R-15 for a conservation subdivision.

Vicki Lee presented this case. Ms. Lee discussed current zoning, surrounding uses and department comments.

Kevin Seifert with the Pacific Group represented this case. Mr. Seifert discussed the concerns brought forward at the Public Participation meeting as it relates to traffic and buffers. Mr. Seifert stated this development will have undisturbed buffers and is consistent with the Future Development Map.

Stephen Williams spoke in opposition to this application. Mr. Williams stated his concerns with traffic.

Mr. Seifert spoke in rebuttal. He stated County Engineering's report states this road can accommodate traffic from this proposed development.

Mr. Whitaker closed public comment.

Ms. Escondo made a motion to approve this application with the following conditions:

- (1) Provide 50 foot undisturbed buffer along the Northern and Southern property lines with encroachments only permitted for any necessary utility or stormwater system tie-ins.
- (2) Provide 75 foot undisturbed buffer along the entirety of the property line adjacent to Bobby G. King property (Tax Map 21N11, Parcel 111) with encroachments only permitted for any necessary utility or stormwater system tie-ins.

Seconded by Mr. Barnes. Motion passed 9-0.

Commissioner Gordon stated he would like to see a site plan to reflect the buffers and where the roundabout will be located before this application comes to the Commissioners.

Case #17-10-024 RBMH Holdings, LLC (BOC Dist. 2)

Applicant is requesting to rezone 2.16 acres at 5586 Old Highway 5 from GC to LI for new lease of construction equipment.

Vicki Lee presented this case. Ms. Lee discussed current zoning, surrounding uses and department comments. Ms. Lee stated she has received no letters in support of or in opposition to this application. She stated it is not in compliance with the Future Development Map. She stated this property has been used commercially for a number of years.

Todd Griffin represented this case. Mr. Griffin stated they are making significant improvements to this property and will have roll off trucks stored here to take dumpsters to other places. He stated they will provide landscaping and fencing to enhance the view from the road.

Mr. Barnes asked Mr. Griffin how many trucks will be here on any given day. Mr. Griffin stated three (3) to five (5). He stated the empty dumpsters will be kept on the property also.

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

Mr. Whitaker closed public comment.

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

Approval of Minutes

Mr. Ware made a motion to approve September 5, 2017 Minutes. Seconded by Mr. Barnes. Motion passed 9-0.

Other Business

Discuss Amendments to Article 18 of the Zoning Ordinance

Jeff Watkins gave an update on amendments to Article 18 along with the procedures packet. He stated all updates have been made from Work Session comments and comments from County Attorney. He presented the updated documents to the members.

Dr. Whiteside made a motion to approve Article 18 as latest amended by legal counsel dated October 3, 2017 and rezoning application procedures to be reviewed for legal consistency dated September 1, 2017. Seconded by Mr. Smith. Motion passed 8-1. Ms. Doss opposed this motion.

Adjourn

Mr. Weatherby made a motion to adjourn. Seconded by Dr. Whiteside. Motion passed 9-0. The meeting adjourned at 9:47 p.m.