



Approved 3-6-2018
CHEROKEE COUNTY PLANNING COMMISSION

PUBLIC HEARING MINUTES
Revised

February 6, 2018
Cherokee Hall 7:00 PM

The Cherokee County Planning Commission held its regularly scheduled public hearing on Tuesday, February 6, 2018 in Cherokee Hall at the Cherokee County Administration Building. Planning Commission members present were Ken Smith, Tom Ware, Richard Weatherby, Nicole Carbetta, Rick Whiteside, Thais Escondo, Bob Whitaker and Scott Barnes. Marla Doss was absent. In attendance for Cherokee County Planning Staff were Michael Chapman, Planner; David Greenberg, Planner and Jeff Watkins, Community Development Director.

The meeting was called to order at 7:04 p.m.

Zoning Cases

Case #17-12-031 Feroz Ali (City of Ball Ground)

Applicant is requesting to rezone 5.45 acres at 8049 and 8051 Ball Ground Hwy from R-80 to TND/Commercial for a gas station with a convenience store and retail spaces.

Mr. Watkins stated we have not heard back from the applicant and per the Ordinance, we have considered this case abandoned.

Case #18-01-001 Taylor & Mathis, Inc. (BOC Dist. 4)

Applicant is requesting to rezone 41.786 acres at Highway 92 and Old Highway 92 from R-20 to LI for a logistics center. Applicant requests a buffer variance to allow grading in a buffer and replanting to exceed the buffer that would be provided by leaving it undisturbed.

Mr. Whitaker stated the applicant has requested this case be postponed until March Public Hearing. Mr. Smith made a motion to postpone this application until March. Seconded by Mr. Whitaker. Motion passed 7-0. Dr. Whiteside recused himself.

Case #18-01-003 Longleaf Communities, LLC (BOC Dist. 2)

Applicant is requesting to rezone 36.70 acres as Lower Union Hill Road and Thomas Road from AG to RZL to develop a detached, age-restricted single family community.

Jeff Watkins presented this case. Mr. Watkins discussed current zoning, surrounding uses, land use compliance and department comments.

Kevin Moore represented this case. Mr. Moore stated this development is intended to be age-restricted and will meet the needs of the community. He stated Longleaf Communities has 20 years in the business of building senior age restricted developments. He stated most of the buyers will come from this area that wants to live in something nice, but smaller. He stated they are proposing an amenity with a pool. Mr. Moore stated the impact on roads will be less than if they were proposing a single family development that was not age-restricted.

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

Summer Owens spoke in opposition. Ms. Owens presented a packet to the Board and stated she grew up on Lower Union Road across the street from this development. She stated she grew up on a family farm and they still have a working farm and are not planning to move into a development like proposed. Ms. Owens stated this proposal is not suitable for this area. She stated this land can be developed as currently zoned.

Sheryl Logan spoke in opposition. Ms. Logan stated she chose Hickory Flat for rural, agricultural area with homes and farms. Ms. Logan stated she feels this development would be very detrimental to the road and change the character area. She stated her concerns with high density zoning and feels this property could be developed as two (2) acre lots.

Kevin Cross spoke in opposition. Mr. Cross stated his concerns with traffic, density and feels this will affect their property that they just renovated.

Gary Mulkey spoke in opposition. Mr. Mulkey stated he is not opposed to growth in the county as long as it is good growth and feels this proposed development is not good growth. He stated his concerns with density, current road conditions and traffic.

Kevin Moore spoke in rebuttal. Mr. Moore stated there is agricultural around this property and this property is zoned agricultural today, however there is a Publix across the street. He stated it is within the community village node for a reason. Mr. Moore stated there will be no impact on schools, no impact on traffic and feels this would be a beautiful transition to this community.

Mr. Whitaker closed public comment.

Mr. Whitaker asked Mr. Moore what are the lot sizes. Mr. Moore stated they vary, with 6,500 being the minimum.

Ms. Escondo stated this is a good product, but not in the right place.

Mr. Weatherby stated he lives in this area and feels this does not fit the character of the area. Mr. Weatherby stated he cannot support this application.

Mr. Barnes stated he is familiar with this area and feels this is a unique area in Cherokee County and cannot support this application.

Dr. Whiteside stated this proposal is over 5 times more what would be allowed as currently zoned. He stated he cannot support this application.

Mr. Whitaker stated we have had several requests for Hickory Flat area and keeping everything the way it is now is not a strategy that we can follow. He stated Cherokee County cannot keep saying no to all cases, that we will be challenged and ultimately we will lose cases because of this. He stated to the public to continue

participating in the Comp Plan and cast a vision of what you are expecting for this area, that is a viable plan with development.

Dr. Whiteside stated he agrees with Mr. Whitaker and feels if they would receive applications that were not so aggressive, it could possibly have a different outcome.

Mr. Weatherby stated he agrees we cannot keep saying no, however would like to see from the developers a plan that fits the area.

Mr. Weatherby made a motion to deny. Seconded by Mr. Barnes. Motion passed 8-0.

Case #18-01-005 Liberty Property Limited Partnership (BOC Dist. 4)

Applicant is requesting to rezone 17.64 acres at Highway 92 and Woodstock Road from GC to LI for a logistics center. Applicant is also requesting a variance to allow an 80 percent brick exterior.

Mr. Whitaker stated the applicant has submitted a letter to withdraw this application. Dr. Whiteside made a motion to accept the request to withdraw this application. Seconded by Mr. Weatherby. Motion passed 8-0.

Case #18-02-006 Development Authority of Cherokee County (BOC Dist. 4)

Applicant is requesting to rezone 4.112 acres at Old Alabama Road from R-40 to LI for addition to Tract 6B of Cherokee 75 Corporate Park.

Jeff Watkins presented this case. Mr. Watkins discussed current zoning, surrounding uses, land use compliance and department comments.

Dr. Whiteside stated he has been involved in the Environmental assessment of this property and will need to recuse himself and the following case.

Misti Martin, President of Cherokee Office of Economic Development represented this case. Ms. Martin stated the creek separates the assembled property and they would like to tie in 4.112 acres into tract 6 and get that on the tax base.

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

Mr. Whitaker closed public comment.

Ms. Escondo made a motion to approve. Seconded by Mr. Ware. Motion passed 7-0.

Case #18-02-007 Development Authority of Cherokee County (BOC Dist. 4)

Applicant is requesting to rezone 1.792 acres at Old Alabama Road from R-40 to LI for addition to Tract 7A at Cherokee 75 Corporate Park. Applicant also requests a variance to Article 10, Table 10.1 to remove the required 50 foot zoning buffer between LI and R-40 zoning districts along the southern property line.

Jeff Watkins presented this case. Mr. Watkins discussed current zoning, surrounding uses, land use compliance and department comments.

Misti Martin, President of Cherokee Office of Economic Development represented this case. Ms. Martin stated this is an odd shaped piece of property that was bought previously and would like to assemblage this 1.792 acre tract with tract 7A. She stated they have had a good number of prospects for this site.

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

Mr. Whitaker closed public comment.

Mr. Ware made a motion to approve as requested. Seconded by Mr. Barnes. Motion passed 7-0.

Other Business

Discussion of Special Uses on Permitted Uses Table

Mr. Whitaker asked members to look over this and have any comments or changes by the next work session. Jeff Watkins discussed briefly the special uses and restricted uses from the table he presented at the work session in January.

Discussion of Rules and Procedures

Mr. Whitaker asked members to look over these in regards to the changes made to Article 18 and see if they have any comments or corrections so it can be wrapped up at next work session.

Approval of Minutes

Mr. Weatherby made a motion to approve the January 9, 2018 Minutes. Seconded by Mr. Barnes. Motion passed 7-0. Mr. Whitaker abstained since he did not attend this meeting.

Mr. Barnes made a motion to approve January 22, 2018 Work Session Minutes. Seconded by Dr. Whiteside. Motion passed 8-0.

Adjourn

Mr. Barnes made a motion to adjourn. Seconded by Mr. Smith. The meeting adjourned at 8:15 p.m.