



Approved 3-6-2018
CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION
WORK SESSION MINUTES

**Cherokee County Administration Building
Business Center Conference Room
1130 Bluffs Parkway
Canton, Georgia 30114**

**February 19, 2018
6:30 p.m.**

Planning Commission Members Present: Bob Whitaker (Chairman), Rick Whiteside (Vice-Chairman), Scott Barnes, Nicole Carbetta, Marla Doss, Thais Escondo, Ken Smith, Tom Ware, and Richard Weatherby

Planning Commission Members Absent: None

Staff: Jeff Watkins (Community Development Agency Director) and Michael Chapman (Planner).

Chairman Whitaker called the meeting to order at 6:30 p.m.

Staff provided the Planning Commission with their packets containing staff comments as well as opposition letters.

ZONING APPLICATIONS:

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

Applicants seeks to rezone 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. Chapman introduced the case and delivered the staff report. Mr. Chapman explained that, at the request of the applicant, this application has been continued twice. There was a brief discussion of the Southwest Cherokee Opportunity Zone (OZ). Ms. Escondo asked if it is the vision for the entire area inside the OZ to be light industrial type development. Mr. Chapman responded that the OZ is not a land use plan per se and that residential projects are and can be within an OZ. Mr. Chapman went on to say that industrial projects are not the only type of project envisioned in the OZ. Any business, include commercial and retail, that generates two or more jobs is eligible for the state tax credit. Mr. Watkins noted that the hotel currently under construction near the SR 92/I-575 interchange will qualify for the tax credit when they hire two or more employees.

2. Case # 18-03-009 Jeanel Midkiff (BOC District 2)

Applicant seeks to rezone from General Commercial (GC) and Estate Residential (R-80) to Neighborhood Commercial, Single Family Residential (R-15), and Single Family Residential (R-

20) Conservation. The proposed use of the property would be single family detached homes as well as a workshop and sales location for an artisan/potter. Applicant is also requesting a variance from Article 7, Table 7.1A Minimum District Development Standards to reduce the front building setback along Hickory Flat Highway from 75 feet to 50 feet.

Mr. Chapman introduced the case and delivered the staff report. Mr. Chapman pointed out that the Cherokee County Engineering Department is opposed to the requested variance to reduce the setback along SR 140 from 75 feet to 50 feet due to the eventual expansion of SR 140. Dr. Whiteside (Vice Chairman) expressed concern that the Existing Site Resources Map (ESRM) does not meet the requirements of Article 18. Dr. Whiteside pointed out that the ESRM as submitted does not indicate an accurate number of trees, does not list trees by species, does not indicate if wetlands are present, does not indicated if historic resources are on site, and also incorrectly references the city of Milton as the governing jurisdiction. Mr. Ware expressed concern over the site plan and suggested that it does not meet the requirements of Article 18. Mr. Ware pointed out that the site plan does not indicate size of lots, dimensions of lots, does not provide a greenspace calculation as required by Article 23, the Conservation Design Community Ordinance. Chairman Whitaker said that the Planning Commission considers the application incomplete and a motion will be made at the March 6, 2018 public hearing to postpone/table the application until the Site Plan and Existing Site Resource Map meet the minimum requirements of the Zoning Ordinance.

3. Case # 18-03-010 Randall Porter (BOC District 2)

Applicant seeks to rezone from Estate Residential (R-80) to General Agriculture (AG). The applicant has used and will continue to use the property as a working farm.

Mr. Chapman introduced the case and delivered the staff report. Ms. Escondo asked about the uses that could be permitted in AG vs. R-80. Mr. Watkins said that there are several commercial agriculture uses that are permitted in AG but not R-80. Mr. Watkins also noted that a Special Event Facility is permitted in AG but not R-80.

4. Case # 18-03-011 Ginger Fowler (BOC District 1)

Applicant seeks to rezone from Estate Residential (R-80) and General Commercial (GC) to Estate Residential (R-80). The proposed use of the property would be residential.

Mr. Chapman introduced the case and delivered the staff report. Mr. Chapman pointed out that Staff has been unable to determine when or why a section of the property is zoned GC. Mr. Watkins added that Staff has been working with the applicant for a year to try to resolve the matter without undergoing a rezoning. Unfortunately, rezoning was the only option to remove the GC designation.

5. Case # 18-03-012 PR Acquisitions, LLC

Applicant seek to rezone from Townhouse (RTH) to Zero-Lot-Line (RZL). Applicant wishes to rezone lots 16-99 of Victoria Crossing Townhomes for single family detached residential dwellings. The requested rezoning will reduce the remaining undeveloped available 84 townhome lots of said property to 61 lots for detached units. The proposed use of property would be single-family detached homes.

Mr. Chapman introduced the case and delivered the staff report. Mr. Chapman pointed out that, with this proposed site layout, the number of buildable lots will be reduced from 84 to 61. Ms. Escondo asked that Staff research the previous rezoning case (#03-08-041) for this property and determine if there are any conditions that need to be carried forward.

6. Discussion of Permitted Uses

Mr. Watkins delivered an update to the Planning Commission on changes that are being made to the Cherokee County Permitted Uses Table. Mr. Watkins pointed out that the newly adopted Article 18 now includes procedures for Special Use Permits which the Planning Commission will consider after the Permitted Uses Table is revised. Mr. Watkins said that it is his intention to have a public hearing before the Cherokee County Board of Commissioners at the second meeting in March followed by a vote in April.

ADJOURN

There being no further business, Chairman Whitaker adjourned the Work Session at 7:25pm.