



CHEROKEE COUNTY PLANNING COMMISSION

PUBLIC HEARING MINUTES

March 6, 2018
Cherokee Hall 7:00 PM

The Cherokee County Planning Commission held its regularly scheduled public hearing on Tuesday, March 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, Marla Doss and Scott Barnes. In attendance for Cherokee County Planning Staff were Michael Chapman, Planner; David Greenberg, Planner; Tamala Davis, Planning Technician and Jeff Watkins, Community Development Director.

The meeting was called to order at 7:21 p.m.

Zoning Cases

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

Applicant is requesting to rezone 13.37 +/- acres at 8058 Hickory Flat Highway from GC and R-80 to NC, R-15 and R-20. If rezoned, the property will be used for detached residential and a workshop and retail sales location for an artisan/potter. The applicant is also requesting a variance to 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. Smith made a motion to postpone this application until the deficiencies of the application are rectified. Seconded by Dr. Whiteside. Motion passed 8-1. Ms. Doss opposed.

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.

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

Parks Huff represented this case. Mr. Huff stated it is not important who owns this property and what it was purchased for however that it falls within the opportunity zone, a truck route and falls within the Highway 92 Overlay.

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

Jeremy Dean spoke in opposition. Mr. Dean discussed his concerns with this project not being in conformance with the land use plan, it having use as currently zoned and that this is the wrong location for this development. He stated once this property was purchased by the County he thought it would remain as greenspace. He asked everyone in the audience to stand who was in opposition to this application.

Kristi Schermeihorn spoke in opposition. Ms. Schermeihorn stated this development is not in the correct location. She stated she wants the community village as promised. She stated they need a park in this area and ask this application be denied.

Wayne Wheeler spoke in opposition. Mr. Wheeler stated his concerns with lighting, noise, smell, drainage and traffic.

Parks Huff stated this development will not have a negative impact on property values. He stated there will be no access on Hunt Road and will not be seen from Highway 92. He noted 50 percent of the site will be undisturbed and will create more jobs and support other businesses in area.

Mr. Whitaker closed public comment.

Mr. Ware, Mr. Whitaker, Mr. Barnes and Ms. Escondo stated they cannot support this application.

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

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

Applicant is requesting to rezone 19.63 acres at 2115 Jep Wheeler Road from R-80 to AG to continue use as a working farm.

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

Liz Porter represented this case. She stated they have been operating as a farm for several years and they grow produce to sell to local markets. She stated they are requesting AG zoning to protect this use and to continue as a working farm.

John McLaughlin spoke in support. Mr. McLaughlin stated the Porters are great neighbors and feels their future plans will be a benefit to the community.

There was no one present to speak in opposition.

Mr. Whitaker closed public comment.

Mr. Huff stated Century House, a restaurant in the City, has grits that come from the Porters farm.

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

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

Applicant is requesting to rezone 2.44 acres at 3753 Ball Ground Highway from GC and R-80 to R-80 for residential uses.

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

Ginger Fowler represented this case. Mrs. Fowler stating she is just requesting this property be zoned back to residential as it should have always been. She stated she has lived there since 1995 and her grandparents owned it before her.

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

Mr. Whiteside closed public comment.

Mr. Barnes made a motion to recommend approval. Seconded by Mr. Smith. Motion passed 9-0.

Case #18-03-012 PR Acquisitions, LLC (BOC Dist. 3)

Applicant is requesting to rezone 4.00 acres at Terrace Walk, Pinewood Drive, Ridge Valley Drive and Colonial Walk from RTH to RZL for single family detached residential dwellings.

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

Benson Chambers represented this case. Mr. Chambers stated this property was rezoned in 2003 and since that time they have built out approximately 50 percent. He stated there is a mixture of zonings near this property.

Mark Ambrose with Victoria Crossing Homeowner's Association spoke in support. Mr. Ambrose stated Piedmont Residential has given them a letter stating that they must complete the list of standards set by Cherokee County officials and Piedmont Residential will incur all cost directly related to the items on the county list which includes all roads, detention ponds and having to bring it up to current standards and compliance.

There was no one present to speak in opposition.

Mr. Whitaker closed public comment.

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

Approval of Minutes

Mr. Weatherby made a motion to approve the February 9, 2018 Public Hearing Minutes. Seconded by Mr. Smith. Motion passed 9-0.

Mr. Smith made a motion to approve the February 16, 2018 Work Session Minutes. Seconded by Mr. Ware. Motion passed 9-0.

Adjourn

Dr. Whiteside made a motion to adjourn. Seconded by Mr. Barnes. Motion passed 9-0. The meeting adjourned at 8:51 p.m.

