



Approved 5-1-2018
CHEROKEE COUNTY PLANNING COMMISSION

PUBLIC HEARING MINUTES

April 3, 2018
Cherokee Hall 7:00 PM

The Cherokee County Planning Commission held its regularly scheduled public hearing on Tuesday, April 3, 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 7:15 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.

Michael Chapman presented the case. Mr. Chapman discussed current zoning, surrounding uses, land use compliance, economic use as currently zoned and department comments.

Ms. Doss recused herself due to Mr. Chambers handling some deed work for her family.

Benson Chambers represented this case. Mr. Chambers stated they are requesting to give up the General Commercial and replace with Neighborhood Commercial and requesting R-15 zoning for the remaining property. He stated the NC zoning would be located where the current home is and would be converted to commercial. Mr. Chambers stated the existing zoning and classifications should be considered in this zoning request. He stated there are several different zoning classifications in this area such as PUD, OI and GC. He discussed the future development map and the transitional corridor.

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

Bob Tipps spoke in opposition. Mr. Tipps stated his concerns with density and stated this development is not appropriate for this area.

Sara Lambert spoke in opposition. Ms. Lambert stated her concerns with traffic, density and buffers. She stated this proposed development is inconsistent with the zoning in the area and the buffers shown are not sufficient.

Mardi Gustin spoke in opposition. Mr. Gustin stated his concerns with traffic and density.

Mr. Chambers spoke in rebuttal. Mr. Chambers stated this property is exposed to Highway 140 and there is a lot of traffic however this is a major corridor for people commuting from Canton to Roswell. He stated this proposal is in compliance with the transitional corridor and the development has access to sewer. He stated they have all the infrastructure required. He stated he doesn't feel the 75 feet is required, that it should be 50 feet however they went ahead and requested this variance.

Mr. Whitaker closed public comment.

Ms. Escondo stated she does not see a need for the variance and does not like the application as submitted however would entertain a possible R-20 zoning.

Mr. Ware stated he can support a true R-15 zoning with a minimum 15,000 square feet.

Dr. Whiteside stated his concerns with variance request and could support something less dense. He stated R-15 zoning is too tight for this property.

Mr. Weatherby stated he could support R-40 zoning but not R-15.

Mr. Barnes stated he is not liking the location for the commercial and R-15 zoning is too dense for this area.

Mr. Whitaker stated this is a tough site with a stream in the middle of the property. He stated it is on Highway 140 and adjacent to OI, Commercial and there are a lot of things that would push this towards the definition of transitional corridor, however jumping six (6) zoning districts to an R-15 is a lot.

Mr. Weatherby made a motion to recommend R-40 for the entire property with no variance on front setback along State Route 140. Seconded by Ms. Escondo. Motion passed 7-1. Dr. Whiteside opposed.

Case #18-04-013 Stefanie Joyner (City of Ball Ground)

Applicant is requesting to rezone 1.54 acres at 153 Commerce Lane and 995 Old Canton Road from R-40 to R-40 and R-20. If rezoned, the property will continue to be used as a single family residential.

Michael Chapman presented the case. Mr. Chapman discussed current zoning, surrounding uses, land use compliance, economic use as currently zoned and department comments.

Stefanie Joyner represented this case. Ms. Joyner stated she purchased this property three (3) years ago and lives in the home that faces Old Canton Road. She stated if the rezone is successful, she plans to sell the property with the mobile home. She stated her home would remain R-40.

Mr. Ware asked the applicant if the mortgage company has agreed to release that portion of the property from the deed to secure debt. She stated she has got to receive approval from the City of Ball Ground first.

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

Mr. Whitaker closed public comment.

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

Other Business

Mr. Whitaker asked if all members have looked over the Rules and Procedures document and if they are ready to move this forward. Mr. Whitaker stated he knows there was a few minor changes, typos, etc.

Members and staff discussed further sections of this code. Mr. Whitaker will be sending comments to staff once he has received all comments from Planning Commission members.

Approval of Minutes

Mr. Ware made a motion to approve March 6, 2018 Minutes. Seconded by Mr. Smith. Motion passed 9-0.

Adjourn

Mr. Weatherby made a motion to adjourn. Seconded by Mr. Ware. Motion passed 9-0. The meeting adjourned at 8:21 p.m.