



Approved 6-5-2018
CHEROKEE COUNTY PLANNING COMMISSION

PUBLIC HEARING MINUTES

May 1, 2018
Cherokee Hall 7:00 PM

The Cherokee County Planning Commission held its regularly scheduled public hearing on Tuesday, May 1, 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, and Scott Barnes. Bob Whitaker and Marla Doss were not in attendance. In attendance for Cherokee County Planning Staff were Michael Chapman, Planner; Tamala Davis, Planning Technician and Jeff Watkins, Planning and Zoning Director.

The meeting was called to order at 7:03 p.m.

Zoning Cases

Case #18-05-014 Douglas Marrinson (BOC Dist. 2)

Applicant is requesting to rezone 2.89 +/- acres at 7997 Hickory Flat Highway from R-80 to OI for an insurance office.

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

Doug Marrinson represented this case. Mr. Marrinson stated they are requesting to rezone for a State Farm Insurance office and would update the existing house and repave the driveway.

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

Dr. Whiteside closed public comment.

Mr. Barnes made a motion to recommend approval. Seconded by Mr. Weatherby. Motion passed 7-0.

Case #18-05-015 Pure Synergy Real Estate Services (BOC Dist. 1)

Applicant is requesting to rezone 38.93 acres at 295 Dobson Circle from AG to R-40 for a residential subdivision.

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

Peter Sanders represented this case. Mr. Sanders stated he wanted to keep this property residential and proposes 32 homes. He stated he will be widening road from 15 feet to 24 feet and will have to acquire additional right-of-way to make expansion.

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

Dr. Whiteside closed public comment.

Mr. Ware stated he supports R-40 zoning and will fit nicely in this location.

Dr. Whiteside asked Mr. Sanders the outcome of the Board of Education meeting. Mr. Sanders stated he did meet with the Board of Education and he may make a contribution, however he has not committed to this at this time.

Ms. Carbetta asked will he keep a buffer on the property. Mr. Sanders stated there will be a buffer around the property and would like to keep tree line intact.

Dr. Whiteside stated this is a reasonable request to R-40 zoning.

Ms. Escondo stated she supports R-40 zoning.

Mr. Smith made a motion to recommend approval. Seconded by Mr. Ware. Motion passed 7-0.

Approval of Minutes

Mr. Ware made a motion to approve April 3, 2018 Minutes. Seconded by Mr. Barnes. Motion passed 7-0.

Mr. Weatherby made a motion to approve April 16, 2018 Work Session Minutes. Seconded by Mr. Smith. Motion passed 7-0.

Mr. Barnes made a motion to adjourn. Seconded by Mr. Smith. Motion passed 7-0. The meeting adjourned at 7:46 p.m.