



**Approved 6-5-2018**  
**CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION**

**WORK SESSION MINUTES**

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

**May 21, 2018  
6:30 p.m.**

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

Planning Commission Members Absent: Thais Escondo and Ken Smith

Staff: Jeff Watkins (Planning and Zoning Director) and Michael Chapman (Planner).

Mr. Chapman provided the Planning Commission with their packets containing staff comments.

Chairman Whitaker called the meeting to order at 6:34 p.m.

**ZONING APPLICATIONS:**

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

Applicant is requesting to rezone 13.37 acres at 8058 Hickory Flat Highway from GC and R-80 to GC, NC, OI, and R-40 for retail, office, and residential.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman noted that this case was returned to the Planning Commission by the Board of Commissioners because of substantial changes to the original site plan. Mr. Chapman highlighted the differences between the most recent version of the site plan and the previous version of the site plan. Chairman Whitaker asked that a copy of the latest site plan be e-mailed to the Planning Commission. Several commission members had questions about access to the residential tracts. The applicant's representative was in attendance and noted that the residential tracts will share an access drive with the commercial parcels.

**2. Case #18-06-016 Jason Hill (BOC District 3)**

Applicant is requesting to rezone 5.09 acres at 432 Holly Street from R-40 to AG to sell produce grown on the property.

Mr. Chapman introduced the case and summarized the staff report. Mr. Ware raised the idea of adding a condition to the property stipulating that the sale of produce grown onsite be limited to Saturday and Sunday. Mr. Ware noted that, at this time, the applicant is not proposing any new buildings. However, Mr. Ware asked if, by rezoning to AG, the applicant would be allowed to have additional buildings. Mr. Chapman pointed out that on an unplatted AG lot, there is no maximum lot coverage by accessory structures or maximum number of accessory structures. However, the owner would be required to abide by the minimum accessory building setbacks. Ms. Doss pointed out that by rezoning to AG, the owner would be allowed to keep and raise farm animals on the property.

**3. Case # 18-06-017 Marina Blixt (BOC District 1)**

Applicant is requesting to rezone to 6.08 acres at 150 Garrison Trail from R-80 to R-30 for a minor subdivision consisting of five (5) lots.

Mr. Chapman introduced the case and summarized the staff report. Mr. Barnes had questions about the applicant's response letter, specifically about plans to build an estate lot at this location which were later abandoned. Mr. Chapman speculated that the plans may have been abandoned because of the upcoming widening of SR 20. Mr. Ware asked what the threshold is for a minor residential subdivision; Mr. Chapman responded that it is five lots.

**4. Case # 18-06-018 Macedonia Memorial Properties, LLC (BOC District 1)**

Applicant is requesting to rezone 0.33 acres at 10685 East Cherokee Drive from AG to NC for expansion of Macedonia Memorial properties.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman noted that the section to be rezoned is intended to accommodate parking for the expansion of the funeral home. Ms. Doss summarized the May 3, 2018 Zoning Board of Appeals (ZBA) meeting which included a variance application from the owner of the funeral home (Ms. Doss is also a member of the ZBA).

## **ADJOURN**

Mr. Chapman said that meeting minutes from the previous Planning Commission public hearing will be delivered by e-mail.

There being no further business, Chairman Whitaker adjourned the Work Session at 7:20pm.