



CHEROKEE COUNTY PLANNING COMMISSION

PUBLIC HEARING MINUTES

July 10, 2018
Cherokee Hall 7:00 PM

The Cherokee County Planning Commission held its regularly scheduled public hearing on Tuesday, July 10, 2018 in Cherokee Hall at the Cherokee County Administration Building. Planning Commission members present were Tom Ware, Richard Weatherby, Nicole Carbetta, Rick Whiteside, Thais Escondo, Bob Whitaker, Marla Doss, Ken Smith, and Scott Barnes. In attendance for Cherokee County Planning Staff were Michael Chapman, Zoning Manager; Tamala Davis, Planning Technician; Thomas Trawick, Planner; and Jeff Watkins, Planning and Zoning Director.

The meeting was called to order at 7:20 p.m.

Zoning Cases

Case #18-07-019 The Pacific Group (BOC Dist. 3)

Applicant is requesting to rezone 33.97 acres at 1762 Holly Street, 1766 Holly Street and 1794 Holly Street from AG to R-15 for a single family 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.

Kevin Seifert represented this case. Mr. Seifert stated he emailed conditions to Planning staff on Friday. He stated the plan indicates 72 lots including the existing home of one of the seller's. He stated they have addressed concerns at two (2) prior meetings with citizens relating to density, storm water run-off, mass grading, fencing and landscape screening. He stated they are not asking for approval on the number of lots or the site plan, however, he is asking for approval of the R-15 zoning district. He stated they will meet all conservation design standards and development requirements. He stated this development is consistent with the future development map and requests approval with the conditions stated in the July 6th email.

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

Victoria Bujeker spoke in opposition. Ms. Bujeker stated her concerns with the density.

Natalie Berry spoke in opposition. Ms. Berry stated she sent an email yesterday and noted the traffic count numbers stated today are from an outdated traffic study. She stated her concerns with traffic and density. She also wanted to note the notice sign that was posted was hard to see.

Emily Polanski spoke in opposition. Ms. Polanski stated her concerns with density, flooding from run-off, traffic, and safety.

Greg Hammond spoke in opposition. Mr. Hammond stated his concerns with flooding, density, and conservation design.

Mr. Seifert spoke in rebuttal. Mr. Seifert stated the density is in compliance with surrounding zoning, he stated the staff report concluded that Holly Street could handle the additional traffic. He stated they did not advertise conservation subdivision as a selling point, they simply wanted to provide as much detail as possible to describe their proposed development. He stated they are required to meet stormwater requirements for run-off. He stated they are tying into sewer in the right-of-way of Holly Street and will not leave the subject property except at the right-of-way. He stated no adjacent properties will be disturbed.

Mr. Whitaker closed public comment.

Dr. Whiteside stated the application as presented is a R-15 conservation development. He stated he appreciates the applicant for providing this up front, however, he has significant problems with the density and the conservation areas being provided from land that is prohibited from being developed to begin with. He stated it does meet the conservation requirements but he still has concerns. He stated the adjoining properties are not conservation developments. He requests the Board of Commissioners revisit the Article 23 Conservation Subdivision guidelines as it relates to being by right.

Mr. Ware stated he cannot overlook this being developed as a conservation development. He stated this is a huge difference in minimum lot size. He stated he cannot support a neighborhood with lot sizes of 7,500 square feet.

Ms. Escondo stated she feels this site plan is not in the spirit of a true conservation development. She stated this will not benefit the other communities. She feels this is not appropriate for this area.

Dr. Whiteside made a motion to deny. Seconded by Ms. Carbetta. Mr. Whitaker stated his only issue is that this property is still contiguous to the City of Holly Springs and surrounding zoning of R-20 and R-15. He stated he cannot support a denial. Motion passed 7-2. Ms. Doss and Mr. Whitaker opposed.

Mr. Ware made a motion to approve June 5, 2018 Public Hearing Minutes. Seconded by Mr. Smith. Motion passed 9-0.

Mr. Ware made a motion to approve the June 18, 2018 Work Session Minutes. Seconded by Mr. Weatherby. Motion passed 9-0.

Mr. Weatherby made a motion to adjourn. Seconded by Mr. Barnes. Motion passed 9-0. The meeting adjourned at 8:12 p.m.