



Approved 8-7-2018
CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION

WORK SESSION MINUTES

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

**July 23, 2018
6:30 p.m.**

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

Planning Commission Members Absent: Nicole Carbetta and Thais Escondo

Planning and Land Use Staff Present: Michael Chapman (Zoning Division Manager), Jeff Watkins (Planning and Land Use Director), Thomas Trawick (Planner).

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

Chairman Whitaker called the meeting to order at 6:35 pm.

ZONING APPLICATIONS:

1. Case #18-08-001S Scott and Marilyn Irvin (BOC District 3)

Applicant seeks a Special Use Permit in order to modify their existing 3,500 square foot horse barn into a pet boarding facility to house approximately forty (40) dogs and eight (8) cats.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the applicant will provide outdoor runs and exercise areas which will need to be located to the side or rear of the property, and shall be no less than 75-feet from the property lines. The current barn was noted to be approximately 59-feet from the nearest property line. Mr. Chapman also stated that the applicant will operate their business by appointment only and will provide parking, including handicapped spaces, on the site. Ms. Doss questioned whether the existing barn to be renovated received a prior permit as it does not currently meet the minimum distance requirement from the property line for a horse barn. Mr. Chapman did not recall the history of the existing barn or whether it was permitted as a horse barn, but mentioned that all outdoor runs proposed for the site will be required to be located no less than 75-feet from the property line to meet the current ordinance standards. Chairman Whitaker explained that a letter was submitted from a

nearby property owner located across South Holly Springs Road in favor of the requested Special Use. Discussion ensued among the Planning Commission. Mr. Ware questioned the look of the proposed structure and whether or not the “center aisle” as shown on the concept plan will be open-air or closed. Another question by the Chairman was how the building was to be air conditioned, if at all. Discussion ensued among the Planning Commission. A concern about if doors or windows were to be opened at any time, this may create a nuisance for nearby properties. Mr. Whiteside also questioned how animal waste was to be handled on-site. Mr. Chapman stated he will check with the applicant regarding how they plan to operate the business regarding certain questions raised by Planning Commission. Mr. Chapman provided a document to the Planning Commission listing the 15 criteria with which to review Special Use cases for future reference.

2. Case #18-08-020 Christine Gibson (BOC District 1)

Applicant seeks to rezone 2.0 acres from R-80 (Estate Residential) to AG (General Agriculture) for residential and agricultural purposes including family pets and occasional pet rescues.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman stated that no comments have been received by staff. Mr. Chapman also stated that the applicant wishes to rezone to an AG district to remove the animal per acre requirement as is currently imposed on the property. Mr. Whiteside and Chairman Whitaker questioned if the property had been cited by the county for operating the described business in a residential zone. Mr. Whiteside also questioned if the intended use of the property, as listed on the rezoning application, is similar to how the petitioner has previously advertised the business. Mr. Whiteside referenced an article published in a 2015 edition of *Cherokee Life Magazine*. Discussion ensued regarding the commercial nature of the property. Ms. Doss would like to understand if the intention is to operate commercially or as a home business. Mr. Chapman stated that staff will look for any previous citations or permits for the property in question.

3. General Discussion – Comprehensive Plan Update

Chairman Whitaker informed the Planning Commission members of a proposed change to the Comprehensive Plan update regarding Character Areas from the previous Comprehensive Plan. The Chairman stated that, originally, character areas listed zoning districts which could promote certain land uses appropriate to each Character Area. According to the Comprehensive Plan Update, the specific zoning districts have been removed from these classifications. The Chairman explained that each Character Area is proposed to express appropriate development within each classification based on dwelling units per acre and floor area ratio (FAR). The proposed expression is intended to remain consistent with the zoning district classifications as previously referenced. The Chairman asked the Planning Commission to review the proposed change to the general expression of the Character Areas, and report any findings or concerns.

4. General Discussion – Conservation Subdivisions

A concern among Planning Commission members regarding Conservation Subdivisions was discussed. Some Planning Commission members are concerned that they are not reviewing plans that meet the intent of the Conservation Subdivision Ordinance. Chairman Whitaker stated that the requirements of the ordinance limit creativity for establishing Conservation Subdivisions. Mr. Watkins

stated that certain greenspace and buffer standards may be limiting the available buildable area to provide flexibility in promoting creative development. Another concern of the Planning Commission is that they are reviewing plans that could change significantly once a rezoning application is approved by the Board of Commissioners. This concern stems from the fact that once a property is rezoned to a qualifying residential district, the Conservation Subdivision criteria may be implemented by-right without having to be reviewed by the Planning Commission. Chairman Whitaker asked staff to review the Conservation Subdivision ordinance to determine if certain changes can be made in order to promote more creativity as originally intended when the ordinance was established.

ADJOURN

Mr. Chapman reminded the Planning Commission that their next regular meeting is scheduled for August 7, 2018.

There being no further business, Chairman Whitaker adjourned the Work Session at 7:45 pm.