



Approved 9-4-2018
CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION
WORK SESSION MINUTES

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

**August 20, 2018
6:30 p.m.**

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

Planning Commission Members Absent: None

Planning and Zoning Staff Present: Michael Chapman (Zoning Division Manager), Margaret Stallings (Principal Planner), and Jeff Watkins (Planning and Zoning Director).

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 # 18-09-021 Kodiak Investments, Inc. (BOC District 1)

Applicant seeks to rezone 4.94 acres from NC (Neighborhood Commercial), R-40 (Single-Family Residential) and AG (General Agriculture) to GC (General Commercial) with proposed conditions. If rezoned, the property will be used for retail and/or office use.

Mr. Chapman introduced the case and summarized the staff report. Chairman Whitaker asked staff to examine the permitted uses in GC and NC in comparison to the conditions proffered by the applicant. Mr. Ware suggested that the Planning Commission should consider adding a condition regarding the architecture of the commercial buildings because of the brick commercial buildings nearby.

2. Case #18-09-022 Lisa Banks (BOC District 2)

Applicant is requesting to rezone 1.52 acres at 3108 Batesville Road from R-80

to R-60 for residential uses.

Mr. Chapman introduced the case and summarized the staff report.

Ms. Doss asked how the property will be accessed from Batesville Road and Mr. Chapman pointed out the access easement that the resident currently uses. Dr. Whiteside asked when the house on the property was constructed. Mr. Chapman replied that he would have to research that question and respond later.

3. Case # 18-09-023 Lance Hale Ramon Steward

Applicant is requesting to rezone 46.75 acres located at 2197 Bascomb Carmel Road, 149 Delay Street and 145 Delay Street from R-40 to RZL for a single family residential development.

Mr. Chapman introduced the case and summarized the staff report. Mr. Ware noted that this project was originally proposed as R-15 with a Conservation Design and asked why that plan was abandoned in favor of an RZL plan. Parks Huff was in attendance and said that he was not involved with the project at that stage and that the applicant is consider his options.

4. General Discussion – Comprehensive Plan Update

Margaret Stallings delivered a presentation on changes to the Character Area regarding Residential Density, Floor Area Ratio, Intersection Density, and Connectivity Index. Ms. Stallings offered two residential examples (Pure Synergy – Dobson Circle and Holly Street – Pacific Group) and three commercial examples (Core 5 – SR 92, CP Wags North – Cumming Highway, and Doug Marrinson – Hickory Flat Highway). Ms. Stallings provided an overview of the methods staff and Planning Commission will use to evaluate rezoning applications with the 2018 Comprehensive Plan update. Discussion ensued among the Planning Commission.

ADJOURN

Mr. Chapman reminded the Planning Commission that their next regular meeting is scheduled for September 4, 2018.

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