



Approved 10-2-2018
CHEROKEE COUNTY PLANNING COMMISSION

PUBLIC HEARING MINUTES

September 4, 2018
Cherokee Hall 7:00 PM

The Cherokee County Planning Commission held its regularly scheduled public hearing on Tuesday, September 4, 2018 in Cherokee Hall at the Cherokee County Administration Building. Planning Commission members present were Tom Ware, Richard Weatherby, Nicole Carbetta, Rick Whiteside, Ken Smith, Bob Whitaker, Marla Doss and Scott Barnes. Thais Escondo was not in attendance. In attendance for Cherokee County Planning Staff were Michael Chapman, Zoning Manager; Tamala Davis, Planning Technician and Jeff Watkins, Planning and Zoning Director.

The meeting was called to order at 7:15 p.m.

Mr. Whitaker stated Case #18-09-023 Lance Hale and Ramon Stewart (BOC Dist. 4) has requested a continuance until November 6, 2018 Public Hearing to make some changes to the application.

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

Applicant is requesting to rezone 4.94 acres at 6185 Cumming Highway and 6189 Cumming Highway from NC, R-40 and AG to GC with conditions for retail and/or office.

Mr. Whitaker stated he needed to recuse himself from this case.

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

Jeff Rusbridge represented this case. Mr. Rusbridge stated due to the scope of the road widening in this area he feels you will find commercial zoning more appropriate for the area. He stated they had no objection at the community input meeting since there is less desire for residential along Cumming Highway. He stated there are a lot of transitional changes in the area. He stated they went through the permitted uses and proposed to prohibit the uses that are most objectionable.

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

Dr. Whiteside closed public comment.

Mr. Ware stated his concerns with development along Highway 20 along with the road widening. He stated he is not concerned with the zoning, but what these exterior buildings will look like in the future. He stated Buffington Commons is next door and he would like to attach a condition that it looks similar to this office park.

Mr. Chapman stated there is a provision in the Ordinance for buildings over 5,000 square feet are required to be brick or stone.

Mr. Ware stated these buildings will be smaller than 5,000 square feet.

Mr. Chapman stated there are some limitations on buildings less than this square footage also.

Mr. Barnes stated he agrees there should be some type of architectural design standards.

Mr. Barnes made a motion to approve with the conditions that the development meet the same architectural design standards as Buffington Commons and along with the limitations offered by the applicant. Seconded by Mr. Weatherby. Motion approved 7-0.

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

Applicant is requesting to rezone 1.52 acres at 3108 Batesville Road from R-80 to R-60 for residential uses.

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

Lisa Banks represented this case. Ms. Banks stated she lives behind this property and her family has lived on this property since 1966. She stated her father passed away in 2005 and left her the rental house. She stated they have the perfect tenants and are interested in buying the home. She stated there would not be any changes other than the property line to make everything fit.

Mr. Ware asked if both homes are on separate septic systems. Ms. Banks stated, yes.

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

Mr. Whitaker closed public comment.

Mr. Weatherby made a motion to approve. Seconded by Ms. Doss. Motion passed 8-0.

Mr. Barnes made a motion to approve August 7, 2018 Public Hearing Minutes. Seconded by Mr. Ware. Motion passed 6-0. Ms. Doss and Mr. Whitaker abstained.

Mr. Ware made a motion to approve the August 20, 2018 Work Session Minutes. Seconded by Dr. Whiteside. Motion passed 8-0.

Mr. Barnes made a motion to adjourn. Seconded by Mr. Weatherby. Motion passed 8-0. The meeting adjourned at 7:47 p.m.