



CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION

WORK SESSION MINUTES

Approved 11-6-2018

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

**September 17, 2018
6:30 p.m.**

Planning Commission Members Present: Bob Whitaker (Chairman), Nicole Carbetta, Marla Doss, Thais Escondo, Richard Weatherby, Tom Ware, and Scott Barnes

Planning Commission Members Absent: Dr. Rick Whiteside (Vice-Chairman), Ken Smith

Planning and Zoning Staff Present: Michael Chapman (Zoning Division Manager), Jeff Watkins (Planning and Zoning 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 # 18-10-024 Bernie Smith for Smithton Homes (BOC District 1)

Applicant seeks to rezone 43.53 acres of property located at 182 and 238 Willow Road from R-80 (Estate Residential) to R-20 (Single-Family Residential). If rezoned, the property will be used for a single-family detached conservation design subdivision.

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

Mr. Ware and Chairman Whitaker asked staff whether the developer or the county would be responsible for improving Willow Road. Mr. Chapman provided the Planning Commission with Engineering comments as possible conditions for the rezoning which would require the developer to improve the substandard local road from Ball Ground Highway to the entrance of the proposed subdivision. Ms. Escondo asked staff if the proposed detention areas would count towards the required open space. Mr. Watkins explained that detention does not count towards the primary conservation areas but could count towards the secondary conservation areas. Mr. Chapman explained to the Planning

Commission that the applicant is proposing 48.7% of the site to count as open space.

2. Case #18-10-025 Parks Huff for The Residential Group, LLC (BOC District 4)

Applicant seeks to rezone property from GC (General Commercial) to RM-16 (Multi-Family Residential) and GC (General Commercial). If rezoned, the property will be used for a multi-family residential community and commercial uses. In addition, the applicant also requests concurrent variances:

- Reduction in buffers from RM-16 to Corps of Engineers (AG Zoned Property) from 50' to 0'; Table 10.1 Minimum Buffers;
- To remove buffers from RM-16 to 1.59 acre GC property included in the application; Table 10.1 Minimum Buffers;
- To reduce buffers from RM-16 to GC from 35' to 15' and allow the buffer to be graded and replanted; Table 10.1 Minimum Buffers and Section 10.6-6 (a) Grading in Buffer;
- To remove the building setbacks on the GC property consisting of 1.59 acres and the RM-16 property along adjoining property lines; Table 7.1A Minimum District Development Standards;
- To reduce the required parking ratio from 1.75 spaces/unit to 1.50 spaces/unit; Table 12.1;
- Relief from the Hwy 92 Architectural Standards from 80% brick on three sides to 40% brick on three sides; Section 16.1.5(c)(4)(a) Hwy 92 Overlay Standards.

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

Ms. Escondo asked if a portion of the site will remain GC to which staff confirmed yes. Ms. Escondo asked if the applicant has demonstrated a hardship for a reduction of the buffer between Corps of Engineers property and the proposed RM-16. Staff explained that the applicant describes steep topography as a hardship for restricting development on the site. Ms. Doss asked if the applicant has demonstrated a hardship for a reduction to the parking ratio. Staff explained that the applicant is requesting this reduction because they believe the county parking standards are too excessive for the mostly one and two-bedroom apartment community proposed. Ms. Escondo requested clarification about the overlay district in relation to the requested relief from the Highway 92 Architectural Standards requiring 80% brick on three sides of the proposed development. Mr. Ware also asked about the height of the proposed structures in relation to nearby development and to the Highway 92 Overlay. Mr. Chapman explained that the maximum height allowed for the proposed development is 40 feet. Mr. Chapman also explained that the hotel development adjacent to the site received a variance from the Highway 92 Overlay Architectural Standards permitting a reduction to the percentage of brick being placed on the building. Mr. Ware and Chairman Whitaker asked if the applicant had provided renderings or sketches of the proposed development. Mr. Chapman stated that he would ask the applicant to provide additional information regarding building elevations.

ADJOURN

Mr. Chapman reminded the Planning Commission that their next regular meeting

is scheduled for October 2, 2018.

There being no further business, Chairman Whitaker adjourned the Work Session at 7:05 pm.