



**Approved 1-8-2019**  
**CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION**  
**WORK SESSION MINUTES**

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

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

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

Planning Commission Members Absent: Thais Escondo and Ken Smith

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

Staff provided the Planning Commission with their packets containing staff comments.

Chairman Whitaker called the meeting to order at 6:30 pm.

**ZONING APPLICATIONS:**

**1. Case #19-01-001 Diana De Las Casas Azaripour (BOC District 3)**

Applicant is requesting to rezone 0.96 acres at 2191 Palm Street from NC to R-40 for a single family residential home.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that there was a previous rezoning of the property from R-40 to NC in 2005, which attached a condition that after 18 months, residential leasing of the property would not be permitted under the approved zoning district. The applicant now wishes to rezone the property back to the previous R-40 designation to allow a single-family residence.

Planning staff stated that since the subject property lies adjacent to the City of Holly Springs, they forwarded the applicant's request to the City of Holly Springs. No comments were received.

Mr. Barnes asked staff if the applicant was proposing to construct a new home on the property. Mr. Chapman stated that there was no mention of new construction on the

property from the applicant.

**2. Case # 19-01-002 Pacific Group, Inc. (BOC District 4)**

Applicant is requesting to rezone 26.71 +/- acres at 6685 Woodstock Road from R-40 to R-15 for a single-family residential subdivision.

Mr. Chapman introduced the case and summarized the staff report and engineering comments. Mr. Chapman explained that there was a previous rezoning of property south and across the street from the subject property to an R-15 Conservation Design Community. Ms. Carbetta asked if the intersection alignment was necessary. Planning staff and Chairman Whitaker explained that the alignment would encourage visibility for the two subdivision entrances. Dr. Whiteside asked staff if the proposed water quality pond would be excluded from the Conservation Area percentage, to which Mr. Chapman responded yes. Mr. Barnes questioned if the applicant could amend the site plan to align the entrance with the existing subdivision entrance across the street in accordance with the engineering comments. Mr. Chapman stated that the applicant would not be able to change the site plan following the Planning Commission work session.

Dr. Whiteside asked who the applicant was for the nearby residential development and recent rezoning case. Staff and Chairman Whitaker responded the Pacific Group, Inc. Dr. Whiteside asked staff when the traffic circle at the intersection of Victory Drive and Woodstock Road was to be constructed. Staff explained that the anticipated start time was either late 2019 or early 2020. Dr. Whiteside also asked staff if the proposed rezoning was consistent with the Future Land Use Map, to which Mr. Chapman responded yes.

**3. Case #19-01-003 Larry Steven and DeAnn Wisehart (BOC District 3)**

Applicant is requesting to rezone 4.48 acres at 1085 Palm Street from AG to R-40 for single-family residential uses.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the applicant wished to rezone the property so as to subdivide into four (4) single-family lots. Mr. Chapman also mentioned that the property was located adjacent to the City of Holly Springs, and the application was sent to the City of Holly Springs for comments. The City of Holly Springs has requested that all proposed residential homes be installed with high-quality building materials and that a five (5) foot wide sidewalks be installed along Palm Street.

Ms. Doss asked if access would be provided in the remaining back portion of the lot. Mr. Chapman explained that access would be provided in the rear portion of the property for future development. Mr. Ware asked if the lots would be served on a septic system. Mr. Chapman responded yes. Chairman Whitaker asked if the applicant currently owned the 4.48 acres of the site being requested for rezoning. Staff responded that the purchase of the property by the applicant was pending based on the outcome for the proposed rezoning. Dr. Whiteside asked staff if the four (4) lots would share access. Mr. Chapman responded yes.

**4. Case #19-01-004 Taylor and Mathis, Inc. and Development Authority of Cherokee County (BOC District 4)**

Applicant is requesting to rezone 41.786 acres at Highway 92 from R-20 and R-40 to LI for business services and light manufacturing. Applicant is also requesting a stream buffer variance from the County in order to disturb the 75' buffer areas surrounding the creeks and streams.

Mr. Chapman introduced the case and summarized the staff report. Dr. Whiteside excused himself from the discussion. Ms. Doss asked staff if the subject site had been heard by the Planning Commission recently. Mr. Chapman stated that a rezoning application for the subject site was submitted a year ago and was denied by the Planning Commission. Discussion ensued among the Board Members regarding the previous rezoning request and that the application was understood to be withdrawn prior to being presented to the Board of Commissioners.

Chairman Whitaker asked staff if the proposed rezoning met the current Future Development Map designation. Mr. Chapman stated yes. Chairman Whitaker also confirmed that the applicants would be required to receive all relevant permits regarding the stream buffer encroachment from the State and Army Corps of Engineers. Discussion ensued regarding if the site was originally proposed to become a park. Staff clarified that the property was purchased using park bond proceeds and, if sold, the purchase price would be used to fund parks and/or greenspace within the County.

Mr. Ware asked staff if the Planning Commission could review the current petition if the applicant withdrew the previous application from the Board of Commissioners a year ago. Mr. Chapman stated yes. Mr. Ware asked if the request would contain a warehouse. Mr. Watkins stated that the proposal is to have office space in front of a warehouse use. Ms. Doss confirmed that the proposed rezoning was not previously supported by the former Future Development Map, however, it is consistent under the recently adopted Future Development Map. Ms. Doss asked if the acreage was similar to the previous submittal. Mr. Chapman responded yes. Chairman Whitaker asked if the site would be served by existing sewer. Staff confirmed yes. Chairman Whitaker stated that the intersection was not proposed to be signalized.

**ADJOURN**

Mr. Chapman reminded the Planning Commission that their next regular meeting is scheduled for January 8, 2018. Mr. Chapman also reminded the Planning Commission that the calendar for 2019 would need to be adopted at the January meeting.

There being no further business, Chairman Whitaker adjourned the Work Session at 7:15 pm.