



Approved 2-5-2019
CHEROKEE COUNTY PLANNING COMMISSION

PUBLIC HEARING MINUTES

January 8, 2019
Cherokee Hall 7:00 PM

The Cherokee County Planning Commission held its regularly scheduled public hearing on Tuesday, January 8, 2019 in Cherokee Hall at the Cherokee County Administration Building. Planning Commission members present were Tom Ware, Richard Weatherby, Rick Whiteside, Ken Smith, Bob Whitaker, Nicole Carbetta, Marla Doss and Scott Barnes. In attendance for Cherokee County Planning Staff were Jeff Watkins, Planning Director; Michael Chapman, Zoning Manager; Tamala Davis, Planning Technician and Thomas Trawick, Planner.

The meeting was called to order at 7:00 p.m.

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.

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

Byrooz Azaripour represented this case. Mr. Azaripour stated this property was originally residential and then rezoned to commercial. He stated they are requesting to rezone the property back to residential.

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

Mr. Whitaker closed public comment.

Mr. Barnes asked the applicant would they be keeping the same home or is there a new home planned for this site. Mr. Azaripour stated yes, they are going to remodel the existing home.

Mr. Barnes made a motion to recommend approval. Seconded by Mr. Ware. Motion passed 8-0.

Case #19-01-002 The Pacific Group, Inc. (BOC Dist. 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.

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

Kevin Seifert represented this case. Mr. Seifert stated this proposed development is a conservation layout that is consistent with the land use map. He stated this R-15 development would have 40% open space and will provide 50 to 75 foot buffers. He stated they held the community input meeting and have been willing along the way to listen to the comments and concerns from their neighbors. He stated they have met with adjoining property owner to the west, Mr. Pfrimmer and with the County on how the release of water from the storm water pond will work. He stated they cannot increase the 100 year flood elevation on this property and are willing to contribute pipe and sediment protection for Mr. Pfrimmer's back yard so long as the Army Corps of Engineers will approve this request. He stated they are committed to taking two (2) trees along Mr. Pfrimmer's bank so they will not fall if more erosion occurs. He stated he has met with Ben Morgan and Craig Henschel with the County on-site and Mr. Henschel stated the trees are in poor conditions today and are a hazard. He stated Mr. Welton's located across the street has asked they provide evergreen trees for screening and are agreeable to 18 supplemental evergreen trees. He stated they also have confirmation from the Cherokee County School District stating they are in agreement to an impact mitigation donation.

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

Mel Pfrimmer spoke in opposition. Mr. Pfrimmer stated his concerns with density, run off and drainage.

Bob Vanderheyden spoke in opposition. Mr. Vanderheyden stated his concerns with surrounding zoning, noise, density and water run-off. He stated he has provided a petition with 57 signatures from concerned neighbors.

Charles Crisafulli stated his concerns with density, erosion and more trees falling onto his property.

Kevin Seifert spoke in rebuttal. Mr. Seifert stated all work will be done by a professional engineer and that this proposal is in compliance with the comprehensive plan.

Mr. Whitaker closed public comment.

Dr. Whiteside stated he has concerns with drainage to south that will pass sediments downstream to the adjacent property owners. He stated if application approved he feels a pre-development sediment survey and post-development sediment survey will need to be prepared.

Mr. Ware stated he cannot support an R-15 zoning but can support a zoning less aggressive.

Mr. Weatherby stated he has concerns with the pond and the density. He stated he cannot support an R-15 zoning.

Mr. Weatherby made a motion to deny. Seconded by Ms. Carbetta. Motion fails 2-6.

Mr. Ware made a motion to recommend approval of R-20. Seconded by Ms. Doss. Motion passed 6-2. Ms. Carbetta and Mr. Weatherby opposed.

Case #19-01-003 Larry Steven and DeAnn Wisheart (BOC Dist. 3)

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

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

DeAnn Wisehart and Larry Steven represented this case. Ms. Wisehart stated they would like to build their home and have three (3) other lots for family members.

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

Mr. Whitaker closed public comment.

Mr. Barnes made a motion to recommend approval. Seconded by Mr. Weatherby.

Mr. Whitaker asked Mr. Barnes and Mr. Weatherby would they incorporate the comments from the City of Holly Springs into the motion. Both stated yes. These comments include (1) All facades should receive high-quality and properly installed materials, finishes and detailing. Construction material, finishes, and detailing should incorporate glass and brick, stone, architectural block, stucco, board and batten, wood, and/or shake, with a combination of these finishes both allowed and encouraged. (2) 5' sidewalks with curb and gutter shall be installed along Palm Street to be consistent with requirements of the ordinance and with existing sidewalk currently installed along Palm Street.

Dr. Whiteside stated this says to be consistent with existing sidewalk and he stated there is not a sidewalk. Mr. Chapman stated he did not see one either during his site visit, neither did Mr. Whitaker.

Mr. Whitaker stated instead of this item being a condition that we make the second item that the applicant should coordinate with the County on the need for and construction of sidewalk. Motion passed 8-0.

Case #19-01-004 Taylor & Mathis, Inc. and Development Authority of Cherokee County (BOC Dist. 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.

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

Hamilton Reynolds represented this case. Mr. Reynolds provided a summary of the development and stated they were last here in 2017. He stated they have totally revamped this development to try to address the issues that the Planning Commission had as well as the concerns of the property owners. He stated they have reduced the size of this project from 300,000 square feet to 220,000 square feet. He stated they have also flipped the building to be a rear load building instead of a front load building, which will be similar to the Chastain Meadows building located in Kennesaw. He stated this would reduce the number of truck trips from the original plan. He stated the other concern the neighbors had is the noise from the trucks and they plan to add a 10' high solid fence that will be over a berm to screen the back of the building. Mr. Reynolds stated this development would not impact the existing residential values.

Heath Tippens with the Development Authority of Cherokee County also represented this case as the co-applicant. Mr. Tippens showed what the product will look like and stated they have seen an increase in demand along this corridor. He stated obviously their office is in support of this project and it is key to have a product in place to locate more corporate operations.

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

Jeremy Dean spoke in opposition. Mr. Dean stated he spoke in opposition at the last meeting. He stated his concerns with the location, noise, lights, size of development and changes in comprehensive plan.

Kristi Schermerhorn spoke in opposition. Ms. Schermerhorn stated she spoke in opposition at the last meeting. She stated she understands this development would create a job base and tax incentive for the county and she is not against growth, however feels this is not the right location. She stated her concerns with traffic and the impact on the surrounding area.

Marty Beyer spoke in opposition. Mr. Beyer stated his concern with this being the wrong location for this warehouse.

Diann Arivett spoke in opposition. Ms. Arivett stated her concerns with the amount of disturbance, increase in traffic and this being a residential area.

Jennette Gunderson spoke in opposition. Ms. Gunderson stated her concerns with traffic, safety and property values.

Mr. Reynolds spoke in rebuttal. He stated they are disturbing less than half of the property and feels the landscaped buffer will provide protection for the adjacent neighbors. He stated the school is several 1000 feet away from this development. He stated Hunt Road might get some additional traffic but stated most trucks will go straight to get to the interstate.

Mr. Whitaker closed public comment.

Dr. Whiteside stated he needs to recuse himself from this case.

Mr. Barnes stated this is the wrong location for this development and feels this would create a burden to the neighborhood.

Mr. Weatherby stated this is a good plan but the wrong location and cannot support this application.

Mr. Barnes made a motion to recommend denial. Seconded by Mr. Weatherby. Motion passed 6-1. Mr. Whitaker opposed.

Mr. Barnes made a motion to adopt the 2019 Public Hearing Calendar. Seconded by Mr. Ware. Motion passed 8-0.

Mr. Barnes made a motion to approve the December 4, 2018 Minutes with corrections from Mr. Whitaker. Seconded by Mr. Smith. Motion passed 8-0.

Mr. Whitaker made a motion to approve the December 17, 2018 Work Session Minutes. Seconded by Dr. Whiteside. Motion passed 8-0.

Mr. Ware made a motion to adjourn. Seconded by Mr. Weatherby. Motion passed 8-0. The meeting adjourned at 8:59 p.m.

