



**Approved 2-5-2019**  
**CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION**

**WORK SESSION MINUTES**

**Cherokee County Administration Building  
Hickory Log Conference Room  
1130 Bluffs Parkway  
Canton, Georgia 30114**

**January 28, 2019  
6:30 p.m.**

Planning Commission Members Present: Bob Whitaker (Chairman), Dr. Rick Whiteside (Vice-Chairman), Marla Doss, Richard Weatherby, Tom Ware, Tom Hill and Ken Smith

Planning Commission Members Absent: Nicole Carbetta and Scott Barnes

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.

Chairman Whitaker directed staff to swear in Mr. Tom Hill as the newest Planning Commission Board Member. Mr. Tom Hill was appointed by the Board of Commissioners Chairman Harry Johnston.

**ZONING APPLICATIONS:**

**1. Case #19-02-005 CNW Holdings, Inc. (BOC District 3)**

Applicant is requesting to rezone 239.88 +/- acres at 887 Mt. Carmel Church Lane from AG to R-40 for a residential subdivision consisting 119 single-family detached homes.

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

Mr. Ware had a concern regarding access for some of the proposed lots; specifically, lot 99 and the proposed driveway. Dr. Whiteside had some concerns regarding the scale of development and the proposed septic systems to be installed for each individual lot. Dr. Whiteside stated that the identified soils on the property were not suitable for installing septic. Dr. Whiteside stated that the existing Tallapoosa soils indicate the lowest rating possible to support the installation of a septic system. His concern is untreated septic in close proximity to nearby streams. Dr. Whiteside asked if staff could request the applicant

to provide a detailed soils survey for the planned 119 single-family homes. Staff confirmed, yes. Mr. Hill asked staff what the required minimum lot size was for having a septic system. Staff stated that the requirement is around 28,000 sq. ft. to 29,000 sq. ft. Chairman Whitaker asked if the applicant has considered other zoning districts. Staff responded that the applicant has only proposed the R-40 conventional zoning classification. Mr. Ware raised a concern that applicants have not been submitting elevations for proposed developments to include exterior building materials in recent years. Dr. Whitaker stated that this could be because applicants are mostly focusing on the zoning, not necessarily the exterior of any proposed building. Staff mentioned that they would ask the applicant to provide some elevations for the proposed single-family development. Dr. Whiteside questioned a response made on the Applicant Response Statement and asked staff if the Future Development Map designation encouraged R-40 zoning. Staff stated that the Rural Places designation did not support the density but that the established neighborhood west of the site was shown as R-40 as well. Staff also stated that the density proposed by the applicant is more reflective of an R-60 or R-80 subdivision. Dr. Whitaker asked if the Engineering Department required any improvements along Mt. Carmel Church Lane. Staff presented some of the recommendations from the Engineering Department which included installing a right-turn deceleration lane into the property and for the developer to dedicate additional right-of-way along the entire frontage of the property so that adequate right-of-way is available for future improvements. Chairman Whitaker asked where Mt. Carmel Church Lane ends. Staff stated that Mt. Carmel Church Lane runs east to the Georgia National Cemetery.

## **2. Case # 19-02-006 Danny Henson (BOC District 1)**

Applicant is requesting to rezone 0.755 +/- acres at 2452 Ball Ground Hwy from R-40 to GC to allow for the enlargement of an existing restaurant.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the Regional Center Future Development Map designation supports the requested GC zoning. Staff explained that the applicant wishes to expand their non-conforming use to allow an addition to the existing restaurant building. Staff explained that the applicant also wishes to seek a building setback variance to allow the building addition.

The Planning Commission had no comments or questions regarding the proposed rezoning or variance request.

## **OTHER BUSINESS:**

### **1. Amendments to the zoning ordinance**

Mr. Chapman stated that amendments to the zoning ordinance regarding Light Industrial (LI) and Heavy Industrial (HI) use standards will be presented to the Board of Commissioners. Mr. Chapman stated that the imposed moratorium for industrial uses will expire on February 5th.

### **2. Election of Officers**

Chairman Whitaker stated that the Planning Commission needed to elect officers for the

upcoming year. Upon a motion made by Tom Ware and seconded by Ken Smith, the Planning Commission voted unanimously (7-0) to elect Bob Whitaker as Chairman. Upon a motion made by Richard Weatherby and seconded by Tom Ware, the Planning Commission voted unanimously (7-0) to elect Dr. Rick Whiteside as Vice-Chairman.

## **ADJOURN**

Mr. Chapman reminded the Planning Commission that their next regular meeting is scheduled for February 5, 2019.

There being no further business, Chairman Whitaker adjourned the Work Session at 7:02 p.m.