



Cherokee County Planning Commission Public Hearing AGENDA

June 2, 2020
Conference Center 7:00 PM

CALL TO ORDER

APPROVAL OF MINUTES

1. **March 3, 2020 Public Hearing Minutes**
2. **March 16, 2020 Work Session Minutes**

ZONING CASES

1. Case #20-01-001 Christopher E. Comer (BOC Dist. 1)

Applicant is requesting to rezone 4.56 +/- acres at 13494 Cumming Highway from R-40 to LI for a tree service, landscape supply yard, trailer and equipment sales/rental. Applicant revised application on February 05, 2020 seeking to rezone from R-40 (Single-Family Residential) to General Commercial (GC). The applicant proposes a landscaping service or other similar use allowed in GC.

2. Case #20-04-009 Susan Gayle Casey (BOC Dist. 4)

Applicant is requesting to rezone 3.27 acres at 2818 Highway 92, 2840 Highway 92 and 2884 Highway 92 from R-20 (Single Family Residential) to GC (General Commercial) for RV and Boat Storage.

3. Case #20-04-010 Christopher E. Comer (BOC Dist. 1)

Applicant is requesting to rezone 4.96 acres at 9423 Cumming Highway from AG (General Agriculture) to GC (General Commercial) and LI (Light Industrial) for offices, sales floor, shop space for a tree service and landscape supply yard. In addition, a trailer and equipment sales and rental company is proposed.

4. Case #20-04-011 Kevin Seifert (BOC Dist. 1)

Applicant is requesting to rezone 31.825 acres at Lower Bethany Road from R-80 and GC to RZL for a single family residential development. Applicant also seeks concurrent variances to: 1) waive zoning buffers between interior parcels 14N27 080 and 14N27 080B; 2) reduce minimum building setback along Lower Bethany Road and Ball Ground Highway to 35 feet; 3) allow RZL dwelling units to have minimum five (5) foot side building setback.

5. Case #20-04-012 Windsong Properties (BOC Dist. 2)

Applicant is requesting to rezone 13 acres at 3075 Trickum Road from NC (Neighborhood Commercial) to RZL (Zero-Lot-Line). If rezoned, the property may be developed as an age-restricted active-adult community of fifty-four (54) single-family detached homes. The applicant also seeks the following concurrent variances: eliminate the buffer adjacent to the existing commercial zoning; reduce the front setback from twenty (20) feet to ten (10) feet; adjust the RZL development standards setback from zero (0) feet from the property line to five (5) feet from property line with ten (10) feet between structures; to allow a street to terminate without a cul-de-sac; reduce the southern buffer from thirty (30) feet to twenty (20) feet; and reduce the rear setback from twenty-five (25) feet to fifteen (15) feet.

6. Case #20-05-013 Avin, Inc. (BOC Dist. 2)

Applicant is requesting to rezone 26.12 +/- acres at 3425 Trickum Road, 3429 Trickum Road and 3441 Trickum Road from R-80 (Estate Residential) to RD-3 (Single Family Residential) for a single family residential development with sixty-five (65) dwelling units.

This case is postponed until July Public Hearing

OTHER BUSINESS