



Approved 9-3-2019

CHEROKEE COUNTY PLANNING COMMISSION

PUBLIC HEARING MINUTES

August 6, 2019
Cherokee Hall 7:00 PM

The Cherokee County Planning Commission held its regularly scheduled public hearing on Tuesday, August 6, 2019 in Cherokee Hall at the Cherokee County Administration Building. Planning Commission members present were Tom Ware, Ken Smith, Dr. Rick Whiteside, Lisa Tressler, Richard Weatherby, Tom Hill, Bob Whitaker, Marla Doss, and Scott Barnes. In attendance for Cherokee County Planning Staff were Jeff Watkins, Planning and Zoning Director; Michael Chapman, Zoning Manager, Tamala Davis, Planning Technician; and Thomas Trawick, Planner.

The meeting was called to order at 7:20 p.m.

Case #19-05-011 Quintus Development, L.P. (BOC Dist. 3)

Applicant is requesting to rezone 46.098 acres at Lakeside Drive from GC and R-20 to RM-16 for multi-family uses.

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

Mike Bray represented this case. Mr. Bray provided a Powerpoint presentation to the Board. He stated this application is in compliance with the Future Development Map and they have come to an agreement with the Cherokee County Board of Education. He stated this would be a three (3) story, first class project with amenities that include a pool, cabana, dog park, car care center and greenspace with hiking trails. He provided photos of the existing conditions on the property and stated there is no major improvements needed for the roads.

Mr. Ware asked for more information about the car care center. Jeff Carter stated it is a place you can wash and vacuum out your car and is typically attached to the maintenance building.

Dr. Whiteside stated the traffic report addresses Lakeside Drive and Holly Springs Parkway intersection and states no mitigation is required for this development. He stated this is opposite from Cherokee County Engineering Department and City of Holly Springs recommendation.

Mr. Carter stated he understood the traffic count and flow that was studied by Foresite was what is there currently and will suffice for the extra traffic from this development. He stated what he understood from the County was that in order to help the traffic flow it would be nice to have a right hand turn lane so traffic does not back up. Mr. Carter stated he agrees with this.

Dr. Whiteside stated the other recommendation from County Engineering is that the entrance at Holly Springs Parkway and Hebredge Drive be a gated emergency entrance only. Mr. Carter stated yes, this is correct.

Mr. Hill asked what agreement was worked out with the School Board. Mr. Bray stated they agreed to an Impact Mitigation Donation of \$100,000 that will be made at the time of Certificate of Occupancy is issued for development.

Mr. Weatherby asked what kind of improvements would be made to Lakeside Drive. Mr. Carter stated it would be brought up to county standards.

Mr. Whitaker asked if there was anyone to speak in support of the application.

Matthew Smith stated he is not in support or in opposition of the development. He stated he is ashamed that the County let the mobile home park get in the shape that it's in and something should have been done years ago. He stated he feels this development will be better than what is out there now. He stated he feels Railroad Street needs to be gated to keep traffic out of neighborhood.

Mike Herring stated this will be better than what is out there now. He stated his concerns with construction traffic and how the chicken plant will affect this development.

Rebecca Eadie stated her concerns with thru traffic, construction traffic, school buses and safety with blind drive.

Benjamin Jennings stated his concerns with traffic, density and safety.

Bonnie Nelson stated her concerns with the impact on schools, infrastructure and traffic.

Mr. Whitaker closed public comment.

Mr. Bray spoke in rebuttal. Mr. Bray stated this development will adhere to County requirements and that apartments are needed for County growth.

Mr. Whitaker stated the School Board does ask for residential developers to make a contribution and the developer has agreed to a \$100,000 donation to help build facilities for the schools and is strictly voluntary.

Dr. Whiteside asked staff what is the minimum distance for a second traffic signal to be installed. Mr. Chapman stated it would need to be 1,000 feet apart.

Ms. Tressler stated she is concerned with the density, traffic and safety if development is approved. She stated she is leaning towards denial of this application but if her fellow Commission members recommend approval, she would urge an RM-10 zoning with conditions from County staff.

Mr. Hill stated he agrees with the suggestion of RM-10 if the applicant is agreeable to that.

Mr. Whitaker asked the applicant if he agrees to an RM-10 zoning. Mr. Whitaker stated this would not change what you are proposing that the development is under 10 units per acre.

Mr. Carter asked staff would this change his site plan at all. Mr. Chapman stated we have not analyzed the site plan against RM-10 but thinks the buffers would be the same.

Mr. Barnes stated you would still have the same obstacles with the RM-10 zoning such as traffic, density and safety.

Mr. Ware stated Lakeside Drive area does need improvements but he is not sure if he's in support or opposition. Mr. Ware stated this would be a great location for an RZL zoning.

Mr. Whitaker stated this is adjacent to an industrial area and does not see this as being single family residential. He stated an industrial use would be a problem for the existing homeowners in the surrounding neighborhoods. He stated single family residential or industrial would create additional traffic. He stated it is in a workplace center and is in compliance with the Land Use Plan.

Mr. Weatherby asked Mr. Carter would he be willing to confine the construction traffic to Lakeside Drive and not go up through Hembredge Hills to eliminate any possibility of construction trucks going up through that neighborhood. Mr. Carter stated yes, certainly he would be happy to close that entrance and gate it.

Mr. Hill made a motion to recommend approval of RM-10 zoning with the conditions from Engineering that states 1) Lakeside Drive be improved to current County standards within the proposed development, 2) an exclusive right-turn lane be constructed on Lakeside Drive at its intersection with Holly Springs Parkway, 3) proposed access to Railroad Drive be gated for emergency use only prior to construction. Seconded by Mr. Smith. Motion passed 7-2. Ms. Tressler and Mr. Barnes opposed.

Case #19-08-017 Bereznev Holdings, LLC (BOC Dist. 2)

Applicant is requesting to rezone 4.815 acres from R-80 to NC for construction of a gymnastics facility. Applicant is also requesting a variance to eliminate the 30-foot zoning buffer on the western side of the property due to natural buffers already in existence.

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

Jeff Rusbridge represented this case. Mr. Rusbridge stated the applicant does have this business in Cherokee County currently at Brown Industrial Park. He stated they would like to relocate and feels this would be a good location for a gymnastics facility. He stated business hours would be from mid-morning to 8 pm at night. He stated this application is in compliance with the land use plan.

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

Mr. Whitaker closed public comment.

Dr. Whiteside made a motion to recommend approval with variances requested. Seconded by Mr. Weatherby. Motion passed 9-0.

Jeff Watkins discussed the amendments to Article 23, Conservation Design Community. Discussion ensued among members and staff as to amendments made and items they would still like to see in this Ordinance. Planning Commission deferred this to their Work Session meeting in August to give time for all members to look over and review these amendments.

Mr. Hill made a motion to approve the July 2, 2019 Public Hearing Minutes. Seconded by Dr. Whiteside. Motion passed 9-0.

Mr. Ware made a motion to approve the July 15, 2019 Work Session Minutes. Seconded by Dr. Whiteside. Motion passed 9-0.

Mr. Weatherby made a motion to adjourn. Seconded by Dr. Whiteside. The meeting adjourned at 9:20 p.m.