



CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION

WORK SESSION MINUTES

Approved 9/5/2019

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

**August 19, 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, Ken Smith, Scott Barnes, and Lisa Tressler

Planning and Zoning Staff Present: Michael Chapman (Zoning Manager) and Jeff Watkins (Planning and Zoning Director)

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 #19-04-004S Gary R. Bagley and Christi C. Bagley (BOC Dist. 1)

Applicant is requesting a special use permit to allow internet truck sales at 11911 Cumming Highway.

Mr. Chapman summarized the application and presented various maps and a site plan to the Planning Commission. Mr. Chapman explained that a public hearing was held on May 7, 2019. If the Board of Commissioners acts on the rezoning application in September, then the Planning Commission can consider the Special Use Permit.

2. Case # 19-09-019 Orchards at Canton (BOC Dist. 1)

Applicant is requesting to rezone 28.61 +/- acres at 4272 Cumming Highway and 4298 Cumming Highway from AG and R-80 to RA for an age restricted community consisting of 110 single-family dwelling units.

Mr. Chapman summarized the application and presented various maps and a site plan to the Planning Commission. The board discussed the surrounding zoning and the upcoming widening of SR 20.

3. #19-09-020 Cumming Highway Storage (BOC Dist. 1)

Applicant is requesting to rezone 9.53 acres at 7222 Cumming Highway from R-80 to GC for a single story self-storage facility and a commercial out-parcel for a retail or commercial use.

Mr. Chapman summarized the application and presented various maps and a site plan to the Planning Commission. The board discussed the surrounding zoning and the upcoming widening of SR 20. The board also discussed zoning buffers between adjacent residential property.

4. Case #19-09-006S Jacob Washer (BOC Dist. 3)

Applicant is requesting a special use permit at 5113 Holly Springs Parkway for a used automobile dealership.

Mr. Chapman summarized the application and presented various maps and a site plan to the Planning Commission. The board discussed the surrounding zoning and the past use on the site. The board also discussed the size of the site and areas for parking.

5. Case #19-09-007S Foresite Group, Inc. (BOC Dist. 4)

Applicant is requesting a special use permit for property located at 6184 Highway 92, 6192 Highway 92 and 5523 Bates Lane for an automotive body shop. Applicant also requests a concurrent variance to Article 8 of the Zoning Ordinance and the Bells Ferry Community Design Guidelines to allow for parking in the first (front) and second (middle) lot layers of the property.

Mr. Chapman summarized the application and presented various maps and a site plan to the Planning Commission. The board discussed the surrounding zoning and adjacent land uses.

6. Other Business

Jeff Watkins discussed the proposed changes to the Conservation Design Community ordinance with the Planning Commission. Mr. Watkins explained that the reason for changing the ordinance was to fix some of the issues brought up by the Planning Commission, the Board of Commissioners, and staff. Mr. Watkins asked the Planning Commission to consider the proposed amendment and make a recommendation on the amendment at the September 3, 2019 public hearing.

Scott Barnes announced that he intends to step down from the Planning Commission in October.

ADJOURN

Mr. Chapman reminded the Planning Commission that their next regular meeting is scheduled for September 3, 2019.

There being no further business, Chairman Whitaker adjourned the Work Session at 8:30 p.m.