



CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION
WORK SESSION MINUTES
Approved 10/1/2019

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

September 16, 2019
6:30 p.m.

Planning Commission Members Present: Bob Whitaker (Chairman), Dr. Rick Whiteside (Vice-Chairman), Marla Doss, Richard Weatherby, Tom Ware, Scott Barnes, Lisa Tressler, and Tom Hill (Arrived at 7:10 p.m.)

Planning Commission Members Absent: Ken Smith

Planning and Zoning Staff Present: Michael Chapman (Zoning Manager), Jeff Watkins (Planning and Zoning Director), and Thomas Trawick (Planner)

Staff provided the Planning Commission with their packets containing staff comments.

Chairman Whitaker called the meeting to order at 6:30 p.m.

ZONING & SPECIAL USE PERMIT APPLICATIONS:

1. Case #19-04-004S Gary and Christi Bagley (BOC District 1) - *(Tabled at the September 3rd, 2019 Planning Commission Meeting)*

Applicant is seeking a Special Use Permit to allow internet truck sales. The property is approximately 3.921 +/- acres.

Mr. Chapman summarized the status of the case. He explained that the applicant is waiting for a decision by the Board of Commissioners on the concurrent rezoning application for the property. Staff explained since the Board of Commissioners convenes prior to the Planning Commission public hearing, the Planning Commission will be able to acknowledge either approval or denial of the requested GC zoning at the upcoming meeting. If denied, the Special Use Permit application becomes invalid and should be withdrawn by the applicant from further consideration. The Planning Commission held a public hearing for the Special Use Permit application at their May 7th, 2019 meeting. Mr. Chapman explained that only a vote would take place and not a public hearing at the upcoming public hearing for the case.

2. Case # 19-10-022 C.V. Dinsmore, Jr. (BOC District 2)

Applicant seeks to rezone 1.133+/- acres located at 8058 Hickory Flat Hwy, Woodstock, GA from Office Institutional (OI) to R-40 (Single Family Residential). If rezoned, the

property will be used for a single-family residence.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the applicant wishes to rezone one (1+/-) acre of the twelve (12+/-) acre property to residential. The applicant wishes to market and sell the property as residential. Staff explained that the property was rezoned in 2018 to OI, however, has not been able to sell, according to the applicant. Chairman Whitaker mentioned a prior concern from the 2018 rezoning case about access to the property. Staff explained that the existing building has a driveway onto Hickory Flat Hwy. Mr. Chapman reiterated to the Planning Commissioners that the applicant was only looking to rezone the 1+/- acre OI-zoned portion of the property. The rest of the property would remain unchanged.

3. Case # 19-10-008S Bill Holt Motors – (BOC District 4)

Applicant is seeking a Special Use Permit to allow used car sales. The property is approximately 0.64 +/- acres located at 6569 Highway 92 Acworth, GA.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the property was once a gas station and a used car dealership. Staff further explained that while the previous use was a used car dealership, it has been closed for more than two years which invalidated its grandfathered status.

Discussion regarding the staff site visit photos and the installed signage on the gas canopy and existing building ensued. Mr. Chapman explained that staff has been unable to find any permits for the signs shown on the property. He also explained that the number of signs is not allowed in the Bells Ferry Overlay, where the property is located. Scott Barnes questioned if the property had enough space to operate as a used car dealership. Discussion ensued among the Planning Commissioners regarding some possible conditions to apply to the site should the Special Use Permit be recommended for approval.

4. Other Business

Some comments regarding the land use plan in relation to rezoning cases was discussed. A few of the commissioners stated that compliance with the Future Land Use Map and the Comprehensive Plan is important for making decisions on zoning cases. Jeff Watkins explained to the Planning Commissioners that the Comprehensive Plan can be used as a policy guide and can sometimes be flexible depending on the situation. Discussion ensued among the Planning Commissioners.

ADJOURN

Mr. Chapman reminded the Planning Commission that their next regular meeting is scheduled for October 1st, 2019.

There being no further business, Chairman Whitaker adjourned the Work Session at 7:15 p.m.