



CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION
WORK SESSION MINUTES
Approved 11-5-2019

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

October 21, 2019
6:30 p.m.

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

Planning Commission Members Absent: Ken Smith and Lisa Tressler

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)

Applicant is seeking a Special Use Permit to allow internet truck sales. The property is approximately 3.921 +/- acres and is located at 11911 Cumming Highway.

Mr. Chapman introduced the case and summarized the staff report. He explained that the Board of Commissioners voted for denial of the applicant's concurrent rezoning request for General Commercial (GC) and voted, instead, for Neighborhood Commercial (NC) at their October 15th, 2019 meeting. Staff explained that since the Board of Commissioners voted to deny the requested GC classification, the concurrent Special Use Permit (SUP) Case (19-04-004S) for used car sales would not be allowed on the property. Mr. Chapman explained that in these situations, the applicant usually voluntarily withdraws their SUP request if the concurrent zoning request is denied. Since staff has not received a request to withdraw the SUP application from the applicant, Mr. Chapman explained that the applicant may withdraw their application at the public hearing on November 5th, or the Planning Commission Board may recommend to deny the SUP request.

2. Case # 19-10-023 B&B Outdoors (BOC District 1)

Applicant seeks to rezone part of Parcel 042, Tax Map 14N16 located at 2196 Reinhardt

College Parkway from R-40 (Single-family Residential) to GC (General Commercial). If rezoned, the property will be used for retail sales and an indoor shooting and training center.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the case to be heard by the Planning Commission on November 5th is to just rezone the property. Staff explained that the applicant will also be applying for a Special Use Permit (SUP) to allow an indoor shooting range if the rezoning is approved by the Board of Commissioners. Staff further explained that the two permits have been separated for the purpose of allowing the board to focus on one application at a time, and to allow the applicant to wait to see if their zoning application is approved by the Board of Commissioners before moving forward with a SUP application. Staff explained that the applicant has applied for two concurrent variances with the rezoning application to reduce the side building setback and to reduce the required 6-foot landscape strip. Mr. Chapman explained that the applicant currently owns the sporting goods store and property that lies adjacent to the subject site at the intersection of Reinhardt College Parkway and Pea Ridge Road.

Mr. Ware asked about specifics regarding the size of the proposed indoor facility and Chairman Whitaker asked if the noise ordinance had any requirements for shooting ranges. Mr. Chapman explained that the proposed building is shown to be 5,000+/- sq. ft. in size on the site plan and that the County Noise Ordinance did not have any specific requirements for indoor shooting ranges. He stated that while those questions are important to address at some point by the applicant, they may be more appropriate at the time that the applicant applies for his Special Use Permit (SUP).

Mr. Hill asked if the applicant was proposing to subdivide the portion of property to be rezoned and, if so, would the remaining property to be left zoned as R-40 maintain the minimum lot size requirement. Mr. Chapman stated that he would check on this and get back to the Board.

Ms. Doss asked about the store that the applicant currently owns adjacent to the subject site. Staff explained that the applicant owns and operates a sporting goods store which used to be a small plant nursery/florist shop.

Mr. Chapman explained that the provided emergency response time from the Sheriff's office memo for the rezoning application was between 1-30 minutes. Jeff Watkins clarified that the Sheriff's office might have some coordination with the City of Canton regarding this that the provided memo might not have considered.

Mr. Hill asked why the Existing Land Use Map (ELUM) and the Zoning Map did not match. Mr. Chapman explained that the Zoning Map is parcel-based whereas the ELUM is not. He explained that the Zoning Map is more reliable.

3. Case # 19-11-024 SK Commercial Realty – (BOC District 4)

Applicant seeks to rezone 15.5 acres located at 117 Old Mackey Road from Light Industrial (LI) and R-40 (Single-Family Residential) to LI for an office warehouse business center.

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

explained that a traffic study for the proposed development was submitted with the application. Dr. Whiteside asked if the property was located in the Bells Ferry LCI Plan, to which Mr. Chapman responded yes. Mr. Chapman elaborated on some of the specific requirements of the Bells Ferry Overlay which includes requiring parking to be located behind the proposed structures, to incorporate a detailed streetscape and to encourage a particular architectural style for buildings. Mr. Ware asked about loading spaces and truck parking spaces. The applicant, in attendance, responded to Mr. Ware's question stating that each building would have anywhere from 6-10 bays. The applicant explained that the building would look very similar to the development located on Bluffs Court, just up the road from the County Administrative Office Building at 1130 Bluffs Parkway. The applicant further explained that most of the tenants would be intended for small-scale businesses. Chairman Whitaker questioned whether Old Mackey Road would be able to handle the proposed traffic generation and asked for staff to re-review this. Mr. Chapman stated that he would check with the Engineering Department regarding Chairman Whitaker's request.

4. Case 19-11-025 Delgado Family Lot Rezoning (BOC District 3)

Applicant seeks to rezone 4.86 acres located at 2671 Upper Sweetwater Trail from AG (Agricultural) to R-40 (Single-family Residential) in order to subdivide the property into three (3) single-family lots.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the applicant wishes to subdivide the property into three (3) lots for family members. He also explained that there are nearby R-40 zoned subdivisions along Upper Sweetwater Trail. Mr. Chapman explained that the Environmental Health Department has seen the survey for the proposed three (3) lots, but has not provided a thorough review to offer a definitive answer for how or if a septic system can be installed on each lot. The planning commissioners questioned how driveways will be provided for each lot especially with the location of an existing driveway shown on the survey for the site. The planning commissioners also questioned if an approval of the rezoning to R-40 would create a non-conforming situation for the existing house located at 2671 Upper Sweetwater Trail. Discussion ensued among the planning commission members.

5. Other Business

Mr. Watkins discussed some changes to Articles 7 and 16 of the Cherokee County Zoning Ordinance that were recently approved and adopted by the Board of Commissioners at their October 15, 2019 meeting. Discussion ensued among the Planning Commissioners concerning the proposed changes.

ADJOURN

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

There being no further business, Chairman Whitaker adjourned the Work Session at 7:30 p.m.