



CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION WORK SESSION MINUTES

Approved 3-3-2020

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

**February 17, 2020
6:30 p.m.**

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

Planning Commission Members Absent: Lee Lusk

Planning and Zoning Staff present: Michael Chapman (Zoning Manager), Jeff Watkins (Director of Planning and Zoning), 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 #20-03-007 Virginia Poole – (BOC District 1)

Applicant seeks to rezone property located at 9400 Union Hill Road from R-80 (Estate Residential) to R-40 (Single-Family Residential) in order to subdivide the property for two (2) single family residences. Applicant is also requesting a concurrent variance to minimum lot width at front building line and encroachment into zoning buffer.

Mr. Chapman introduced the case and summarized the staff report. He explained that the applicant is requesting to rezone property and is also requesting approval for two (2) variances; one for reducing the minimum lot width and one to reduce a required zoning buffer along the northern property line. Lisa Tressler asked staff if the buildings that are shown on the provided survey still exist? Mr. Chapman responded yes. Chairman Whitaker expressed that the applicant appears to have inherited the property and is looking to split off a portion of the lot to sell.

Mr. Chapman explained the surrounding zoning districts near the site are R-80 (Estate Residential) and AG (Agricultural). Richard Weatherby asked if the two structures on the property are habitable? Tom Hill stated that both appeared to be habitable. Tom Ware

asked if a recent zoning decision was approved for an animal rescue business nearby? Staff stated a nearby rezoning on Louie Lane for Ms. Christine Gipson was approved in 2018 to allow a pet rescue.

2. Case # 20-03-008 Jason and Jody Nix (BOC District 2)

Applicant seeks to rezone 25+/- acres from R-80 (Estate Residential) to AG (General Agriculture). If rezoned, the property will be used for agricultural purposes.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the applicant would like to rezone the property for agricultural purposes. He stated that the Nix family owned some other property nearby including one adjacent to the site which was rezoned in 2018. Mr. Chapman also mentioned that the Nix family owned the Big Springs Farms located southwest of the subject site.

Mr. Chapman explained that the Engineering Department made comments about a proposed roundabout intersection at Sugar Pike and Batesville Road. Marla Doss asked about the existing trucks that are located on the property. Richard Weatherby explained that trucks have been parked and sometimes repaired on the property for a while. Richard Weatherby asked if staff had any specifics on the type of agricultural practices proposed? Staff stated that the applicant did not provide any specific use for the property.

Chairman Whitaker mentioned that he noticed the applicant's email referenced an auto repair business. Richard Weatherby stated that the applicant does operate Cherokee Auto Body but that the business is located elsewhere.

3. Case # 20-03-013S First Christian Church of Roswell DBA Journey Christian Church – (BOC District 2)

Applicant seeks a Special Use Permit for a Religious Institution in the R-40 (Single-Family Residential) zoning district in accordance with Article 7, § 7.7-18 of the Cherokee County, Georgia Zoning Ordinance for property located at 626 Arnold Mill Road. Applicant also requests two (2) concurrent variances: Article 7, § 7.7-18 a. (4) parking within front yard setback area and Article 10, § 10.6-2 Screening Requirements.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the applicant is required to seek a Special Use Permit for a proposed church since it is proposed to be greater than 10,000 sq. ft. in size. Staff explained that Religious Institutions have use conditions that must be met such as being of a certain size, being located on a certain street type, and being located on property of a certain acreage. If one of the mentioned criteria is unable to be met, then the applicant is required to seek a Special Use Permit. In this case, staff explained, the applicant is requested to build a church greater than the maximum size allowed of 10,000 sq. ft.

Dr. Whiteside asked why the applicant couldn't seek to rezone the property to OI (Office Institutional) to allow the church by-right? Staff explained that religious institutions are a permitted use in the R-40 zoning classification, but only require additional approval by the Board of Commissioners if certain conditions are unable to be met. Dr. Whiteside stated that one possible downside to rezoning to the OI classification is that no other similar classification is located nearby.

Lisa Tressler asked why the buffer variance is requested of the applicant? Staff explained that this was potentially requested to support the construction of the proposed parking lot and grading for a stormwater detention pond. Tom Hill asked staff if supplemental plantings would be required of the site? Staff stated, yes.

ADJOURN

Mr. Chapman reminded the Planning Commission that their next regular meeting is scheduled for March 3rd, 2020.

There being no further business, Chairman Whitaker adjourned the Work Session at 7:00 p.m.