



**CHEROKEE COUNTY PLANNING COMMISSION AND
CHEROKEE COUNTY BOARD OF COMMISSIONERS**

JOINT PUBLIC HEARING MINUTES

July 7, 2020 – 7:00 PM
Cherokee County Administration Building
Conference Center
Canton, Georgia

The Cherokee County Planning Commission and Cherokee County Board of Commissioners held their regularly scheduled joint public hearing on Tuesday, July 7, 2020 in the Conference Center at the Cherokee County Administration Building. Planning Commission members present were Chairman Bob Whitaker, Vice Chairman Dr. Rick Whiteside, Tom Ware, Ken Smith, Lisa Tressler, Richard Weatherby, Tom Hill, Lee Lusk, and Marla Doss. Members of the Board of Commissioners present were Chairman Harry Johnston, Commissioner Benny Carter, and Commissioner Ray Gunnin. In attendance for Cherokee County Planning and Zoning staff were Jeff Watkins, Director of Planning and Zoning; Michael Chapman, Zoning Manager; Thomas Trawick, Planner; and Tamala Davis, Planning Technician.

The meeting was called to order at 7:26 p.m.

Dr. Whiteside made a motion to approve the June 2, 2020 Public Hearing Minutes. Seconded by Mr. Hill. Motion passed 9-0.

Mr. Smith made a motion to approve the June 15, 2020 Work Session Minutes. Seconded by Ms. Tressler. Motion passed 9-0.

Case #20-05-013 Avin, Inc. (BOC Dist. 2)

Applicant is requesting to rezone 26.12 +/- acres at 3425 Trickum Road, 3429 Trickum Road and 3441 Trickum Road from R-80 (Estate Residential) to RD-3 (Single Family Residential) for a single family residential development.

Michael Chapman presented the case. Mr. Chapman discussed current zoning, surrounding uses, infrastructure and facilities, the future development map, and department comments.

Tom Walsh represented this case. Mr. Walsh discussed the aspects of the development in regards to the green space, civic space and future connectivity.

There was no one present to speak in support of this application.

Ed Chandler spoke in opposition. Mr. Chandler discussed his concerns with density, traffic and that the infrastructure is not in place to handle this development.

Mary Anderson spoke in opposition. Ms. Anderson discussed her concerns with density, development not being appropriate for this area and traffic. She stated Trickum Road cannot handle this additional traffic.

Mr. Whitaker closed public comment.

Mr. Lusk asked Mr. Walsh if they are open to other suggestions that do not include the rear alley access.

Mr. Walsh stated they prefer the rear alley access and that it increases the value of the property.

Mr. Whitaker asked Mr. Walsh how will the right of way improvements to Trickum Road affect this development. Mr. Walsh stated this plan is already accommodating the right of way improvements.

Mr. Weatherby stated this development is too dense, does not fit the character of the area, and that he could not support this application.

Dr. Whiteside stated he is very familiar with this location and feels this development is not appropriate for this area.

Dr. Whiteside made a motion to recommend denial. Seconded by Mr. Weatherby. Motion passed 7-2. Mr. Lusk and Mr. Whitaker opposed.

Case #20-07-014 B & H Cherokee Properties, LLC (BOC Dist. 1)

Applicant is requesting to rezone 5.9 +/- acres at 7770 Cumming Highway from R-80 (Estate Residential) to GC (General Commercial) to expand the existing storage facility.

Michael Chapman presented the case. Mr. Chapman discussed current zoning, surrounding uses, infrastructure and facilities, the future development map, and department comments.

H. Michael Bray of Bray & Johnson represented this case. Mr. Bray provided a PowerPoint presentation to the Board and discussed the public participation meeting that was held. He stated this development has limited visibility from the road, gated entrance, covered storage, natural buffer and has a lower elevation. He stated this application is consistent with the Future Land Use Map and that the property has no economic use as currently zoned R-80.

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

Mr. Whitaker closed public comment.

Ms. Doss asked if they needed the entire six (6) acres rezoned to commercial. Mr. Bray stated, yes they plan to develop in phases.

Mr. Ware made a motion to recommend approval. Seconded by Mr. Lusk.

Ms. Doss asked could she add conditions that the RV's be stored under a covered building only and that they maintain the buffers that were on the previous rezoning, 35 feet. She stated she is concerned about this backing into the AG along Water Tank Road.

Mr. Whitaker asked Mr. Bray would the applicant be willing to maintain the dimensions of the side buffers that he has now in the subsequent phase. Mr. Bray stated, yes. Discussion ensued between the Board and owner regarding existing buffers.

Mr. Whitaker asked about continuing the conditions from the previous rezoning. He stated some of these would not apply. Mr. Bailey stated he wants to continue the same look of the buildings that he has out there now and cannot agree to all the conditions from the previous rezone.

Mr. Bray stated Mr. Bailey feels the condition for the RV's to be stored under a covered building is unreasonable considering it cannot be seen from the road. Mr. Bailey stated he feels you cannot put this restriction on his property when other businesses in area does not have this condition.

Mr. Lusk stated he understands the concerns, however, he has walked the property from the adjoining lot and you could not even see the RV's from this property.

Ms. Doss removed the first condition.

Mr. Whitaker stated we have a motion to recommend approval with the condition that the buffers be maintained to provide an effectively year-round screening. Motion passed 9-0.

Mr. Weatherby made a motion to adjourn. Seconded by Mr. Smith. Motion passed 9-0. The meeting adjourned at 8:22 p.m.