



Approved 8/4/2020

**CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION
WORK SESSION MINUTES**

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

**July 20, 2020
6:30 p.m.**

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

Planning Commission Members on Video Conference Call: Lee Lusk

Planning and Zoning Staff present: Jeff Watkins (Director of Planning and Zoning), Michael Chapman (Zoning Manager), 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 APPLICATIONS:

1. Case #20-08-014S Distinctive Estates, LLC – (BOC District 1)

Applicant seeks a Special Use Permit for a Wedding and Event Venue located at 901 Sparks Lane, Ball Ground, GA 30107.

Mr. Chapman introduced the case and summarized the staff report. He reminded the Planning Commission members that in 2018, the zoning ordinance was amended to require proposed special event facilities on AG-zoned property to obtain approval for a Special Use Permit (SUP) by the Board of Commissioners. Mr. Chapman also went over some of the use conditions required for special event facilities.

Chairman Whitaker asked staff if Sparks Lane was a county-maintained road. Staff explained that it is a 30-foot access easement. Chairman Whitaker commented that it seemed uncommon to have a special event facility located off of an easement.

Dr. Whiteside had a concern about the possibility of increased noise and traffic from the proposed event facility for nearby residential neighborhoods. Discussion ensued among

the board members about the amount of traffic that could be generated, and the noise that could come from the facility.

Chairman Whitaker noted that the application stated there would be no amplified noise outside of the facility and that events would only occur on weekends (Friday-Sunday).

2. Case # 20-08-016 Freehome Innovation Park (BOC District 1)

Applicant seeks to rezone property located at 12184 Cumming Highway, Canton, GA 30115 from AG (General Agricultural) and R-80 (Estate Residential) to LI (Light Industrial) for a multi-purpose use including two office/warehouse buildings and an indoor self-storage facility.

Mr. Chapman introduced the case and summarized the staff report. Staff explained that the applicant has proffered some conditions with the application should the request be approved. Mr. Chapman explained that the warehouse portion of the project is what triggered the request for LI. He also clarified that the property was located behind an existing O'Reilly Auto Parts store and a Tractor Supply store on Cumming Highway.

Discussion ensued among the board members about some of the existing land uses adjacent to the property and along Cumming Highway.

Tom Ware expressed concern about the height of a proposed building identified on the site plan. He explained that a 4-story building would be out of character for the area. Chairman Whitaker acknowledged that a nearby storage facility was only 1-story tall.

Lisa Tressler questioned if certain use conditions needed to be addressed during the rezoning process or site development. Staff explained that the use conditions would need to be addressed during site development.

3. Case # 20-08-017 Manor Lake Development (BOC District 2)

Applicant seeks to rezone property located at 125 Foster Road, Woodstock, GA 30188 from R-80 (Estate Residential) to OI (Office Institutional) for an assisted living/memory care facility with a single-story, 84,000 square foot, 105 room assisted living/memory care building and ten (10) 7,239 square foot quadruplex, assisted living cottages with associated parking. The entire project is owner operated. The applicant seeks a concurrent variance to the Cherokee County Stream Buffer Protection Ordinance, Section 5. Land Development Requirements to encroach into the undisturbed natural vegetative buffer and the impervious cover setback.

Mr. Chapman introduced the case and summarized the staff report. He went over some of the Engineering and Water and Sewer Authority comments regarding the proposed development. He explained that the Engineering Department has plans to make roadway improvements nearby.

Tom Ware asked about the proposed number of parking spaces and if the calculations as indicated on the rezoning site plan met the county requirements for the proposed use. Tom

Hill also asked about the parking for the proposed cottages. Michael Chapman explained that the proposed development would need to meet the county's parking regulations once submitted for land disturbance review.

Tom Ware asked the applicant if the proposed cottage units were for memory care. The applicant stated that these were not intended as memory care units, but for independent living for residents that may require some medical assistance. He further explained that all residents will have access to the main facility to be located on site, and also clarified that the entire property would be under single-ownership.

4. Case # 20-08-018 YuQin Guo (BOC District 4)

Applicant seeks to rezone property located on Kellogg Creek Road from R-40 (Single-Family Residential) to R-20 (Single-Family Residential) in order to subdivide the property for single-family residential use.

Mr. Chapman introduced the case and summarized the staff report. He mentioned that the Environmental Health Department would require for each property to be at least 0.62 acres in size to allow for septic installation. Mr. Chapman also explained that the Future Development classification for the site of Suburban Growth, supported R-40 zoning, but not R-20 zoning.

Lisa Tressler confirmed that the owner is proposing four individual lots but only 3 proposed lots would be rezoned to R-20. Staff confirmed, yes.

Dr. Whiteside asked if the surrounding properties were zoned R-40, to which staff responded, yes.

5. Case # 20-08-019 Leonard Jacklett (BOC District 1)

Applicant seeks to rezone property located at 9360 Free Home Highway, Canton, GA 30115 from AG (General Agriculture) to OI (Office Institutional) and Light Industrial (LI) for a construction office and shop. The applicant also seeks concurrent variances to the Cherokee County Zoning Ordinance Article 10 - Buffer Requirements to remove the internal thirty (30) foot buffer between the OI and LI districts and to grade and replant the required buffers along the north and south property lines.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman went over some of the Engineering and Water and Sewer Authority comments regarding the proposed development. He also provided some clarification about the concurrent variances requested by the applicant.

Chairman Whitaker asked the applicant about the height of the proposed shop building. The applicant responded that it may be around 35 feet tall.

Tom Ware asked the applicant if they would propose some additional screening for the site as was mentioned during the Community Information and Input Meeting. The applicant responded, yes, and that they proposed to design the building in a barn-style to be in

character with the surrounding area.

Marla Doss expressed some concern about potential noise from the proposed use.

6. Other Business

Michael Chapman explained to the board members that the Board of Commissioners is considering some changes for zoning procedures regarding case postponements and third-party ex parte communication. Mr. Chapman reviewed the possible changes and discussed some situations that have occurred previously. Discussion ensued among the board members.

ADJOURN

Mr. Chapman reminded the Planning Commission that their next regular meeting is scheduled for August 4th, 2020.

There being no further business, Chairman Whitaker adjourned the Work Session at 7:45 p.m.