

CHEROKEE COUNTY BOARD OF COMMISSIONERS

Work Session

**FEBRUARY 1, 2011
3:00 p.m.
Cherokee Hall**

Minutes

Chairman Ahrens called at 3:07 p.m., all members were present. Paul Dzikowski was in for Angie Davis. The Chairman said he would dispense with the reading and allow Misti Martin to go ahead with her report, that would be the motivational one for the day.

1. Misti Martin from the Cherokee Office of Economic Development to present 2010 annual report to Board

Misti began saying that she hoped everyone had gotten a copy of the booklet, that the original was still at the printers, and she had gotten these just before coming to the meeting.

Misti said that they were really excited and encouraged by all the accomplishments in 2010; there were 37 projects that were worked during the year. Four new companies located to Cherokee County, creating more than 70 new jobs.

She thanked the board for pushing the Workforce survey out to all the residents; they had not received a final number yet, at last count there had been 760 responses, which was more than their goal of 500-750.

The Developers Day went well as did the annual Project Managers' luncheon which had over 50 statewide project managers. And they were included in Georgia Power's annual bus tour that included southwest Cherokee with the new Highway 92 business park and its proximity to I-75; then up into Canton and on to the Airport area.

Misti said that the prospect activity in January had been busy, the best she had seen since her return 7 years ago. The Chairman broke in and gave some figures that had been passed at the meeting yesterday telling about the size of the buildings, number of jobs and the size of the possible investment potential from a list of potential projects in the various business parks. Commissioner Johnston asked where Cherokee stood in the rankings or the number of places being looked at; the Chairman said one out of 3 and Misti agreed.

Misti thanked the board again for their assistance and asked them to think about a name for what they had been calling the Highway 92 Business Park, a new name that would draw attention would be helpful in recruiting companies to that area.

Chairman Ahrens asked Margaret Stallings to come up next to present her topic.

2. New PowerPoint presentation for Consideration of revisions to the Zoning Districts, the Permitted Uses Table and related sections of the Zoning Ordinance- Margaret Stallings

Margaret said after the last discussion, she took a step back and decided to try to target exactly what they were trying to accomplish with the changes they had requested. She had prepared a brief presentation and began by giving an outline that included Directives from the Community Agenda; Community Pattern Research; How Uses Shape Character; Framework Changes; Profiles of District Groups of commercial and industrial districts.

Margaret went on saying that right now, we are in the second of three projects in the Community Agenda Implementation, which is the changes to commercial/industrial districts and permitted uses revisions. Explaining the following screens as she progressed, Margaret came to the Conclusion that showed Trends from previous discussions included using GC as a dumping ground for uses and forcing uses into districts against market forces.

Margaret said what was still needed from the BOC was feedback on the definition of AG – or Agricultural districts. Also needed was feedback on Agricultural uses on large residential tracts; and the differences between LI-Light Industrial and HI-Heavy Industrial districts.

When asked about a timeline for the requested feedback, and after some further discussion, where the topic of the next phase was brought up, Commissioner Bosch said it was difficult to give feedback because it seemed that a lot of the answers were “in the next phase”. Commissioner Hubbard said we don’t want to pass this phase without knowing the implications on the next phase. Later, Commissioner Hubbard asked if the permitted uses table were approved now, could implementation be held until the next phase is completed so there is not a time lag; Margaret said in the next phase, there will be a completely new document that includes some of the old, so it would not be difficult to revise it. In other words, you can revise it now and revise it again in the next phase.

More discussion followed with the Chairman saying let’s try to wrap it up, after Margaret had said she would send her memo back to them with editing that had answers to their original questions on the permitted uses; and that they pretty much had the complete list of permitted uses up to that point. Commissioner Bosch said that now that the budget would be approved, it would allow them more time to concentrate on the questions that had been raised. Chairman Ahrens said he thought the two weeks until the next meeting would be enough time to come up with some answers.

The Chairman asked if this gets approved at the next meeting, what is the gap before the next and last phase would be presented; Margaret said she thought the document should be complete by the end of March.

3. Discussion of Regular Agenda items

In going over the Announcements, the Chairman read a portion of a letter from Chief Danny West, Director of EMS, that spoke about the advances made in the treatment of patients, especially in cardiac arrest patients. The Chairman said that Dr. Jill Mabley would be at the meeting to talk about these advances and more, making our EMS one of 3 in the State that has implemented these procedures successfully.

When the Chairman mentioned the public hearings, Commissioner Nelms said he would like to explain the reasoning behind the request for the possible "booting" ban. He stated he had talked to the managers of the McDonald's and Food Depot in the shopping center at the intersection of Highway 92 and Bells Ferry Road, and workers were pulling into McDonald's and going in for lunch and when they come back, their vehicles are booted. Commissioner Bosch said she thought McDonald's should bear some of the obligation because there is not enough parking spaces there and if you pull into there with an extended trailer, the logical step would be to park in the parking lot next to it.

Commissioner Bosch continued saying that when you have to pay \$500 to get your vehicle out of the boot, you're probably not going to come back there to shop. The Chairman asked about signage; Commissioner Nelms said he had photos on his phone showing the signs, but they were minimal at best. Commissioner Hubbard said he had heard from a delivery man for Food Depot who had stopped to get a cup of coffee and got booted.

After several more minutes of discussion, Commissioner Nelms said everyone he had talked to was against booting except for the person who was doing it. Chairman Ahrens said we'll just have to wait and see what happens.

Next the Chairman asked about the 2nd public hearing; Commissioner Johnston said he had looked over the proposed amendment and he had a couple of small changes he would like to have made before approval. He said in one paragraph on the 2nd page, calls for BOC approval on a case-by-case basis and he didn't believe that was necessary. Also a couple of lines above that, it said sold or consumed and his experience was that the Historical Society did not sell, so he thought that should be removed and replaced with dispensed. There were a couple of other changes or deletions mentioned as well.

Under the Chairman's portion, he mentioned the appointment to the CRPA board and the Planning Session review. He also mentioned that the ARC would be at the next Work Session, to talk about transportation and Plan 2040, and he had invited the Mayors to attend as well.

When the Chairman got to Commissioner Nelms portion, he asked if the Commissioner wanted to mention his topic. Commissioner Nelms said yes and said that Brandon Roberts, who is 17 years old and a student at Cherokee High, had approached him about 30 days ago and told him he wanted to form a Teen Republican group and would like to

put it out to the community at the meeting. Commissioner Nelms said Brandon would have to get a State charter that he had 10 people who were interested in being members.

Chairman asked Mr. Cooper to go over the Consent Agenda next; and then Mr. Cooper explained the items under his portion. During the discussion on the budget, Mr. Cooper was questioned about the transfer of funds from the Health Department to the Libraries by Commissioner Johnston and Mr. Cooper said he had taken a look at that, in light of the Health District's reserve, it would require more study and collaboration with the health department.

There was some discussion on the Wellness Center item on the agenda and then Mr. Cooper finished his portion. When the Chairman asked if there was anything else, Commissioner Johnston said they had discussed at one time, having the question about the voting districts on tonight's agenda and while he was ok one way or another, he didn't want to overlook it. The Chairman said he would prefer to wait and see if the local delegation decides to do anything on this question first.

When there was no other business brought forward, Commissioner Hubbard made a motion to adjourn to Executive Session at 4:54 p.m. to discuss personnel issues; pending litigation and property acquisition. Commissioner Bosch seconded and the vote was for unanimous approval.
