



Approved 8-6-2019
CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION

WORK SESSION MINUTES

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

**July 15, 2019
6:30 p.m.**

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

Planning and Zoning Staff Present: Michael Chapman (Zoning Manager) and Jeff Watkins (Planning and Zoning Director)

Staff provided the Planning Commission with their packets containing staff comments.

Chairman Whitaker called the meeting to order at 6:30 pm.

ZONING APPLICATIONS:

1. Case # 19-05-011 Quintus Development, L.P. (BOC District 3)

Applicant seeks to rezone from GC (General Commercial) and R-20 (Single-Family Residential) to RM-16 (Multi-Family). The property is approximately 46.098 +/- acres.

Mr. Chapman summarized the application and presented various maps and a site plan to the Planning Commission. Mr. Chapman explained that this application was scheduled to be heard in May of 2019 but was postponed by the applicant in order to add an additional parcel. Mr. Chapman stated that the applicant revised their application on June 3, 2019 to include parcel 15N13D 005 and changed the site plan to include 294 apartment units and 90 townhome units for a total of 384 proposed units. Mr. Chapman also stated that the applicant conducted another Community Information and Input Meeting and submitted a revised traffic study. The commission discussed the project and the adjoining residential neighborhood. The commission also discussed the possibility of RM-10 and not RM-16 for the property based on the applicant's proposed site density.

2. Case # 19-08-017 Bereznev Holdings, LLC (BOC District 2)

Applicant seeks to rezone from R-80 (Estate Residential) to NC (Neighborhood Commercial). If rezoned, the property will be used for a single one-story 16,000

square foot gymnastics facility with 78 parking spaces.

Mr. Chapman summarized the application and presented various maps and a site plan to the Planning Commission. Dr. Whiteside stated that Cherokee Darter is located in Mill Creek near the subject property, however, this was not noted on the Existing Site Resource Map. The commission discussed the concurrent variance request to eliminate the 30-foot zoning buffer on the western side of the property. Mr. Chapman pointed out that Hickory Flat Highway is an arterial road and requires a 75-foot front building setback. When the minimum building setback is applied, the building is pushed farther back into the property, necessitating a zoning buffer variance. The commission members discussed the floodplain on the property and the previous clearing which occurred on the property. The commission asked Mr. Chapman to review prior aerial photos to see if the site had previously been cleared.

3. Other Business

Jeff Watkins discussed the proposed changes to the Conservation Design Community ordinance with the Planning Commission. Mr. Watkins explained that the reason for changing the ordinance was to fix some of the issues brought up by the Planning Commission, the Board of Commissioners, and staff. Mr. Watkins asked the Planning Commission to consider the proposed amendment and make a recommendation on the amendment at the August 6 public hearing.

ADJOURN

Mr. Chapman reminded the Planning Commission that their next regular meeting is scheduled for August 6, 2019.

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