



**CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION  
WORK SESSION MINUTES**  
**Approved 12-3-2019**

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

**November 18, 2019  
6:30 p.m.**

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

Planning Commission Members Absent: Ken Smith

Planning and Zoning Staff present: Michael Chapman (Zoning Manager), Jeff Watkins (Planning and Zoning Director), Margaret Stallings (Principal Planner) 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 #19-12-009S Dimensions Auto/Yan Su (BOC District 4)**

Applicant is seeking a Special Use Permit for a used car dealership at 6545 Hwy 92 Acworth, GA 30102 along with concurrent variances from Cherokee County Zoning Ordinance Article 8, Section 8.10.4 Parking Standards, Cherokee County Zoning Ordinance Article 16, and the Bells Ferry Community Design Guidelines to allow parking in the First Layer and to allow parking lots to be masked from the frontage by a galvanized fence.

Mr. Chapman introduced the case and summarized the staff report. He explained that the property was located next to a similar request from Bill Holt Motors that the Board of Commissioners voted for denial on November 5, 2019. Staff explained that the subject property was much larger than that previous request and, unlike the previous case, the applicant owned the property. Chairman Whitaker confirmed with staff that the applicant was requesting concurrent variances to which Mr. Chapman responded, yes. Mr. Chapman explained that the applicant was requesting variances to the Bells Ferry Overlay streetscape requirements and to allow parking in the front lot layer of property. Tom Hill confirmed with staff that the property was located in the Bells Ferry Overlay to which Mr. Chapman responded, yes. Margaret Stallings explained to the Planning Commissioners that the Board of Commissioners had recently made changes to the Highway 92 Village

Overlay standards, where the property is also located. She and Jeff Watkins explained that the map was changed from including property within 1,000 feet of Highway 92 to being more parcel-based to clearly identify which properties are within the Highway 92 Village Overlay. They also both explained that there is a list of prohibited uses to which used car dealerships was included. Mr. Watkins explained that while the applicant submitted a Special Use Permit Application prior to the changes being made to the ordinance, any new used car dealerships would no longer be permitted in the Highway 92 Village Overlay. Mr. Watkins explained that used car dealers are usually temporary and the property owners do not make improvements to the property. Mr. Yan Su (applicant) addressed the Planning Commissioners and staff by explaining that he has spent money to improve the property and plans to stay long-term. He also reiterated that he owns the property and is not leasing it.

## **2. Case # 19-12-026 Milton O. Blankinship (BOC District 1)**

Applicant seeks to rezone property at 1984 Ball Ground Highway from R-40 (Single-Family Residential) to RZL (Zero Lot Line). The applicant intends to incorporate the subject property into the adjacent RZL tract.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the applicant wishes to incorporate the property with the already zoned single-family subdivision adjacent. The rezoning for the adjacent subdivision was approved in 2016. Margaret Stallings explained that the subdivision previously had an entrance off of Ball Ground Highway but the development has been revised to move the entrance to the south off of River Pointe Parkway in the City of Canton. Tom Hill asked staff that since the applicant is requesting to rezone only a portion of the property, would it make the house, located on the remaining R-40 zoned property, non-conforming? Staff clarified that the applicant was only rezoning .74 acres of property to RZL, and would look into the discrepancy between the shown property requested for rezoning, and what the tax map on the GIS Geocortex site for Cherokee County shows.

Dr. Whiteside asked staff if the limit on the allowable number of lots would still apply per the previous zoning case. Staff confirmed that 200 lots was the maximum number of allowed lots on that site.

## **3. Case # 19-12-027 Kevin Seifert/Pacific Group, Inc. – (BOC District 4)**

Applicant seeks to rezone property located at Elwin Ragsdale Way from R-40 to RD-3 for 69 single family residential homes.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the site was approximately 35 acres in size and is located north of the Cherokee 75 Industrial Park. Mr. Chapman explained that the RD-3 zoning has specific requirements regarding streetscape and building design, and that the applicant has proffered additional conditions for the rezoning. Staff explained that the Engineering Department will require Elwin Ragsdale Way to be improved to meet county standards. Staff explained that two lots, Lot 68 and 69, would be external to the planned subdivision with added conditions that the lots will be a minimum lot size of 35,000 sq. ft. Tom Ware asked if the project meets the requirement for 30% of the lots to be served off of an alley? Mr. Kevin Seifert (applicant) responded, yes. Mr. Ware asked about the proposed density

of the site. Staff confirmed that the density was proposed as 1.97 units per acre (RD-3 allows 3 units an acre).

#### **4. Other Business**

- a. Mr. Chapman handed out the proposed 2020 meeting calendar to the Planning Commissioners for review before the next Planning Commission Meeting on December 3<sup>rd</sup>, 2019. The intention is for the Planning Commissioners to vote at the December meeting to approve the calendar for 2020.
- b. Mrs. Stallings presented to the Planning Commissioners an update on the Southwest Cherokee Plan and provided an overview on the Comprehensive Plan that was recently adopted in 2018 by the Board of Commissioners. Mr. Watkins explained that the citizens in the Southwest Cherokee area wanted to see more flex space and retail, as well as more park space. Margaret Stallings confirmed that there were two main areas proposed to be designated for green space. She continued describing the four sections of the Comprehensive Plan and went into detail regarding the existing small area plans such as the SW Cherokee Plan, Airport Area Plan, and the Bells Ferry LCI Plan. To implement these plans, Mrs. Stallings explained that the department consulted with many groups and prioritized a list of public projects to be implemented over time, also known as Short Term Work Programs. She explained that the existing Bells Ferry LCI Plan proposed a mix of uses, and emphasized the importance for more greenspace and compact development. She explained that the Airport Area Plan was proposed as a gateway into Cherokee County by introducing better street connections to the City of Canton, and encouraging commercial, residential and industrial uses to the area. She explained that the department would soon be working to implement an Airport Overlay zone that properly met FAA guidelines. Mrs. Stallings talked about the proposed Hickory Flat Plan with stakeholder and public meetings to begin in January 2020. She explained that the County was working with the City of Holly Springs to implement the plan. Mrs. Stallings talked about beginning work on a County-Wide Housing Study. Mr. Ware asked what the plan is going to try and accomplish? Mrs. Stallings explained that they needed to first identify the problem for housing affordability in the county before offering suggestions. Lastly, she explained that another task for implementing the goals of the Comprehensive Plan was to amend the Capital Improvement Element for updating the impact fees for new development.

#### **ADJOURN**

Mr. Chapman reminded the Planning Commission that their next regular meeting is scheduled for December 3<sup>rd</sup>, 2019.

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