



**Approved 7/7/2020**  
**CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION**  
**WORK SESSION MINUTES**

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

**June 15, 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 Lee Lusk

Planning Commission Members on Video Conference Call: Richard Weatherby

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 6:35 p.m.

**ZONING APPLICATIONS:**

**1. Case #20-05-013 Kevin Weaver; Avin, Inc. – (BOC District 2)**

Applicant seeks to rezone property located at 3441 Trickum Road from R-80 (Estate Residential) to RD-3 (Single-Family Residential) for a single-family residential development with sixty-five (65) dwelling units.

Mr. Chapman introduced the case and summarized the staff report. He mentioned that the applicant requested postponement of the application to July 7, 2020. Staff mentioned that a previous request for R-15 (Conservation Subdivision) occurred in 2015, and was withdrawn. The current applicant sought an annexation into the City of Woodstock in 2018 where they proposed a residential development with a density of 5.6 units per acre. This request did not proceed. Mr. Chapman stated that the RD-3 request is generally consistent with the Suburban Living Character Area for the property and briefly acknowledged the traffic, school and water and sewer authority staff reports.

Dr. Whiteside stated that his office is located near the intersection with Trickum Road and Hwy 92. He expressed his concern over the current traffic flow in the area, and the potential

issues that the proposed development could cause for the intersection. Mr. Chapman explained that there is currently a county SPLOST project near Trickum Road and Jamerson Road.

Lee Lusk asked about the proposed roadway connection to the rear of the property and questioned if it was a possible future connection. He also questioned if the board would be able to make conditions or recommend to the applicant to deed some additional right-of-way over to Cherokee County so that they would not need to purchase as much property. Staff explained the board can include conditions with their recommendation to the Board of Commissioners.

Dr. Whiteside explained that the transportation staff report mentioned improving sight distance at the intersection. He further explained that the issue is with the anticipated volume of cars near the intersection. He mentioned that there would have to be some improvements made to the intersection. Mr. Chapman explained that he would check with the transportation department about possible roadway intersection improvements.

Chairman Whitaker asked if South Cherokee Lane was considered county right-of-way to which Dr. Whiteside stated it was privately owned. Chairman Whitaker also asked about the density located across the street, to which staff responded R-15. Discussion ensued among the board members about surrounding neighborhoods and density.

Lee Lusk asked about the lot sizes proposed for the subdivision to which Jeff Watkins responded the minimum lot size required for RD-3 is 7,500 sq. ft.

Tom Ware asked if staff could find more information about the previous annexation request to the City of Woodstock to which staff confirmed, yes.

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

Applicant seeks to rezone property located at 7770 Cumming Highway from Estate Residential (R-80) to General Commercial (GC). If rezoned the applicant proposes to expand the existing storage facility.

Mr. Chapman introduced the case and summarized the staff report. Mr. Chapman explained that the applicant wishes to expand the existing storage business. He explained that the same owner was granted a rezoning of a portion of the property in 2001 for GC and R-80. He explained that the applicant is proposing to construct two additional storage buildings and briefly acknowledged the engineering and water and sewer authority reports.

Dr. Whiteside asked why the previous request split zoned the property with R-80 located behind GC? Staff was unable to interpret from the 2001 case file as to why the Board of Commissioners granted the request this way. Tom Hill mentioned that it may have been because the Community Village node did not exist at the time of the original rezoning.

Discussion about possible conditions to be made regarding the applicant's request ensued among the board members. Lisa Tressler mentioned a possible condition to limit the site to only the two proposed buildings and any additional request would need approval by the

Board of Commissioners. Tom Ware mentioned a possible condition to only approve rezoning the area where the two buildings were proposed. Mr. Chapman explained that the board can include conditions with their recommendation to the Board of Commissioners.

Tom Ware asked staff if outdoor storage such as boats and RVs was permitted in GC. Staff responded, yes. Marla Doss discussed the possibility of making a condition to limit to inside storage only. Discussion ensued among the board members about other possible conditions.

Dr. Whiteside mentioned that the two internal buildings were open canopy storage already. Marla Doss asked staff if anything may be stored on property in the GC zoning district? Staff stated yes, but they have to be properly screened from view with fencing and vegetation.

## **ADJOURN**

Mr. Chapman reminded the Planning Commission that their next regular meeting is scheduled for July 7<sup>th</sup>, 2020.

There being no further business, Chairman Whitaker adjourned the Work Session at 7:18 p.m.