

Planning Commission

Staff Report



Case Number: 20-10-026	Application Number: PL20200000371
Application Type: Rezoning	Application Name: Vision Baptist Missions Training Facility
Map and Parcel Number: 03N09 003A	Acreage: 69.02 +/-
Commission District: 1	Location: East Cherokee Drive, approximately 3 miles north of SR 20
Current Zoning: AG	Public Hearing: October 6, 2020
Proposed Zoning: R-40 and OI	

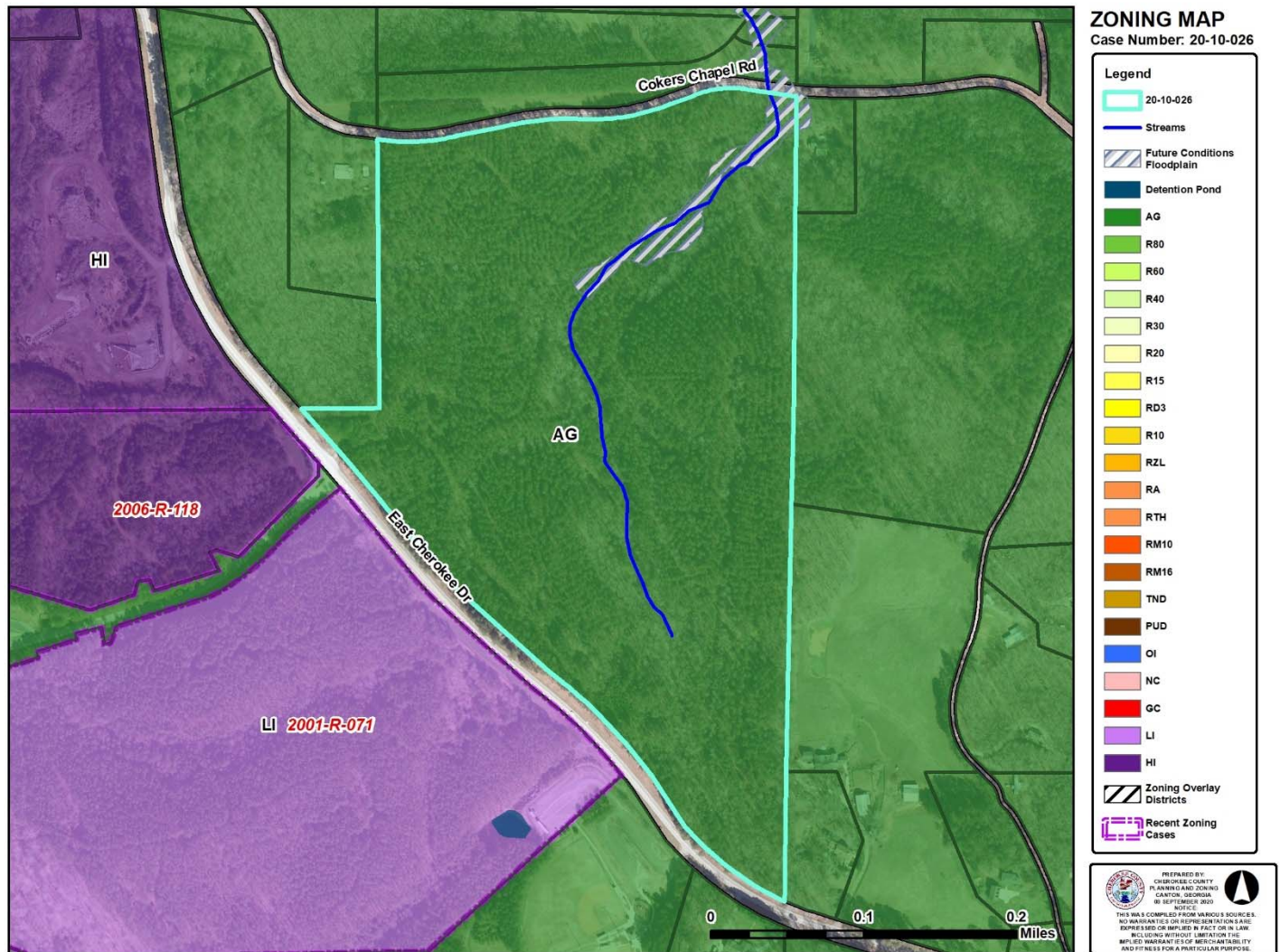
Summary

The applicant seeks to rezone from General Agriculture (AG) to Office Institutional (OI) and R-40 (Single-Family Residential) in order to develop a training center for missionaries with administrative offices, training rooms, and dormitories and to develop eleven (11) single-family residential lots.

The subject property is adjacent to the AG district to the north, east, and west and in an area mostly intended to be an agricultural-residential community. The subdivision of land for suburban development is generally not envisioned in this area in order to maintain the rural character of these areas. Furthermore, residential development may not be compatible within this area due to conflicts such as smells, noise, etc. resulting from raising animals, crop production, and other surrounding land uses. Residential density in this area is envisioned to be a maximum of 0.5 dwelling units per acre. As a result, there may be grounds to recommend denial of the proposed rezoning.

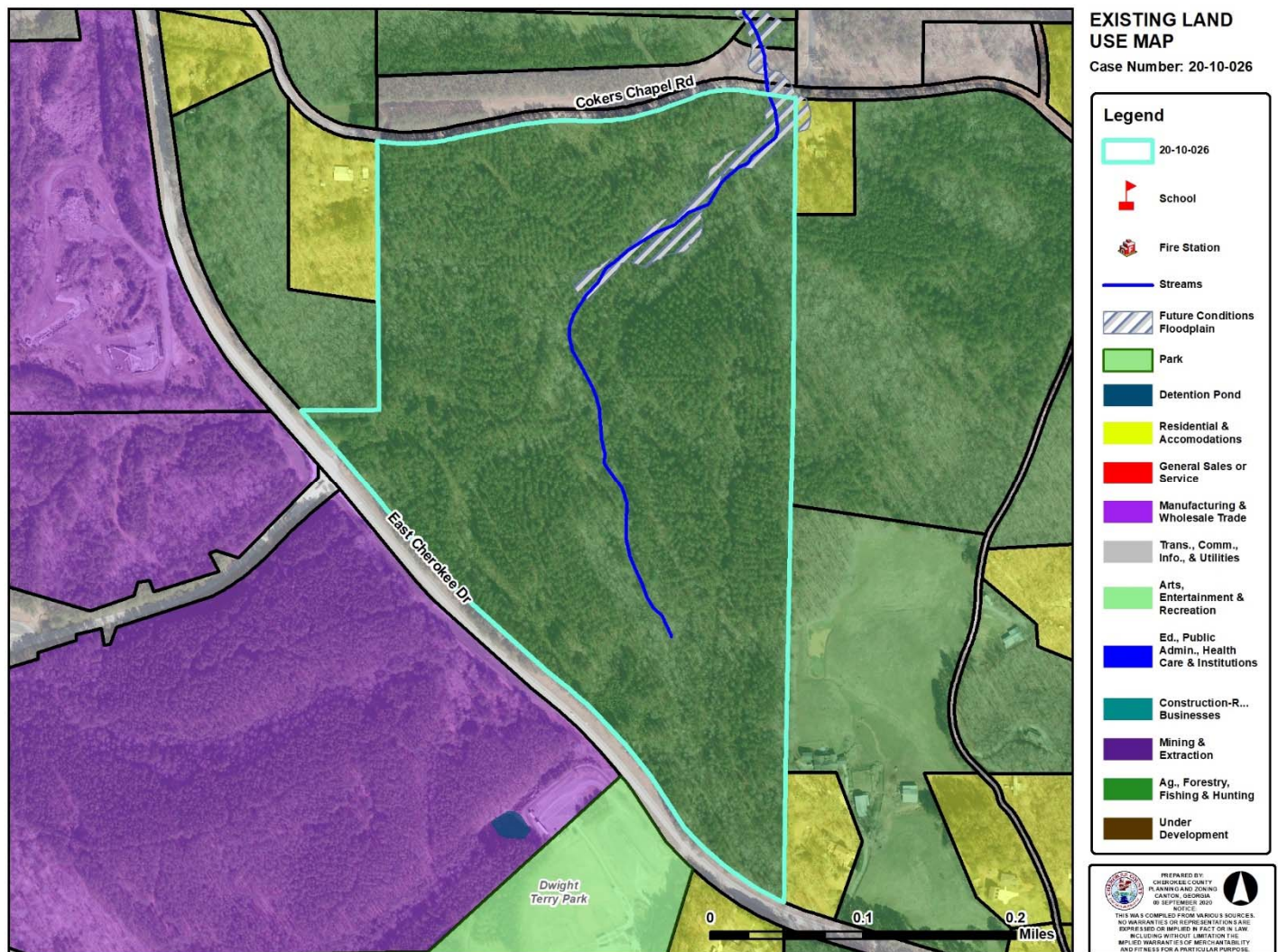
Also consider that the subject property is in close proximity to a number of diverse land uses. To the north is the Cherokee County Water and Sewerage Authority Etowah River Water Treatment Plant on Coker's Chapel Road. To the south on East Cherokee Drive is an Atlanta Gas Light Liquid Natural Gas Plant. To the west across East Cherokee Drive is a 30-acre public park (Dwight Terry Park) and Waste Management's Pine Bluff Landfill. To the north across East Cherokee Drive will be a new location for Baldwin Paving Company, Inc. Recommending a change of zoning to R-40 and OI has the potential to create a transition from the more intense land uses along East Cherokee Drive to the surrounding agricultural and residential land uses. When considering these factors, there may be grounds to recommend approval of the proposed rezoning.

Existing Zoning



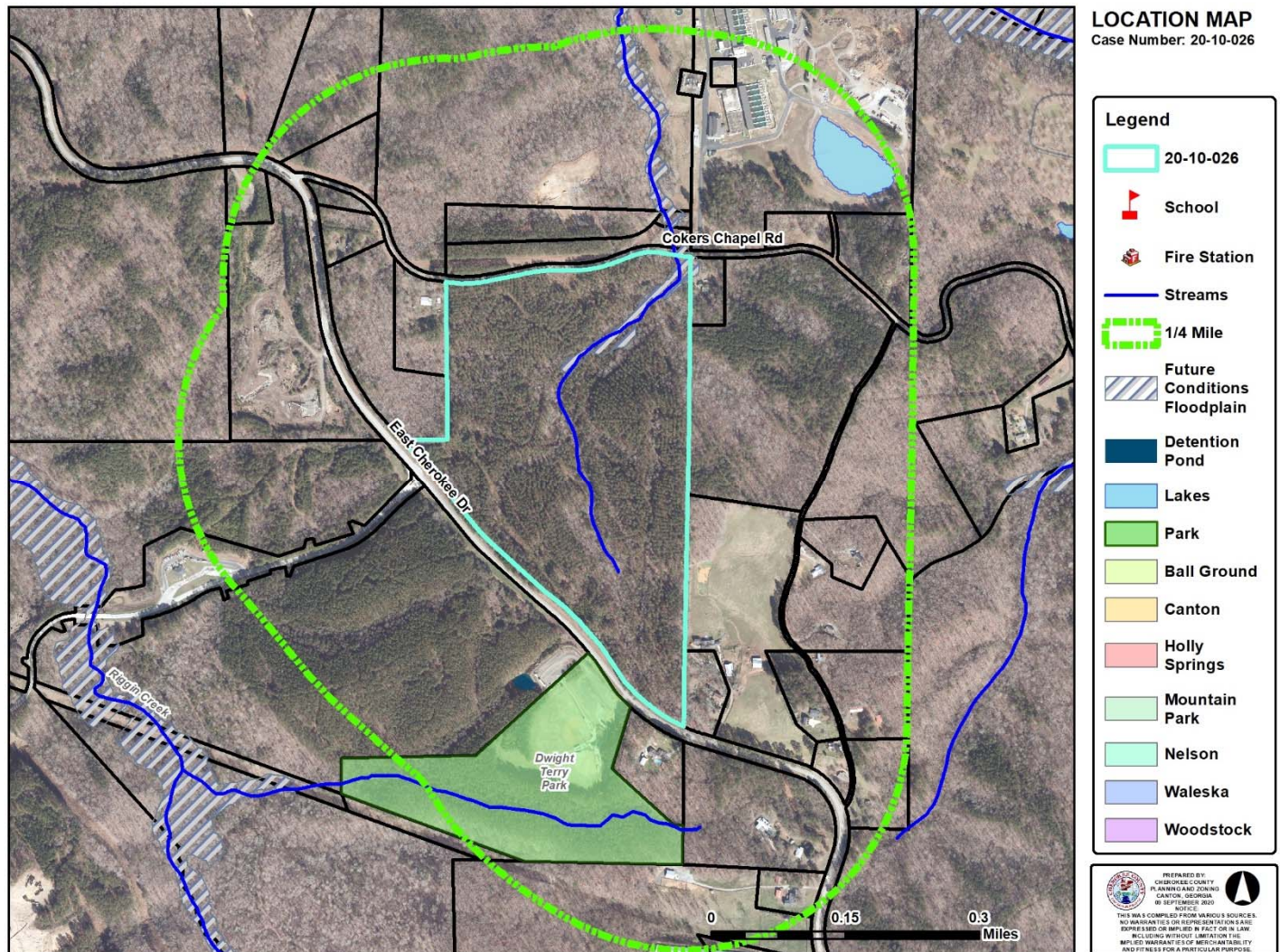
The subject parcel is in the AG (General Agricultural) zoning district. To the west, north, and east is the AG district. To the south are the HI, LI, and AG districts. The most recent zoning change in the area was to the west at 13805 East Cherokee Drive. The Board of Commissioners granted a change of zoning to Emerald Land & Development, LLC from AG to HI on December 19, 2006 (Case # 06-12-078, Resolution # 2006-R-118). The 69.152 acres across from the subject property was also the subject of a rezoning application. The Board of Commissioners granted a zoning change at 13801 East Cherokee Drive to James H. Bradford from AG to LI on July 17, 2001 (Case # 01-07-026, Resolution # 2001-R-071).

Existing Land Use



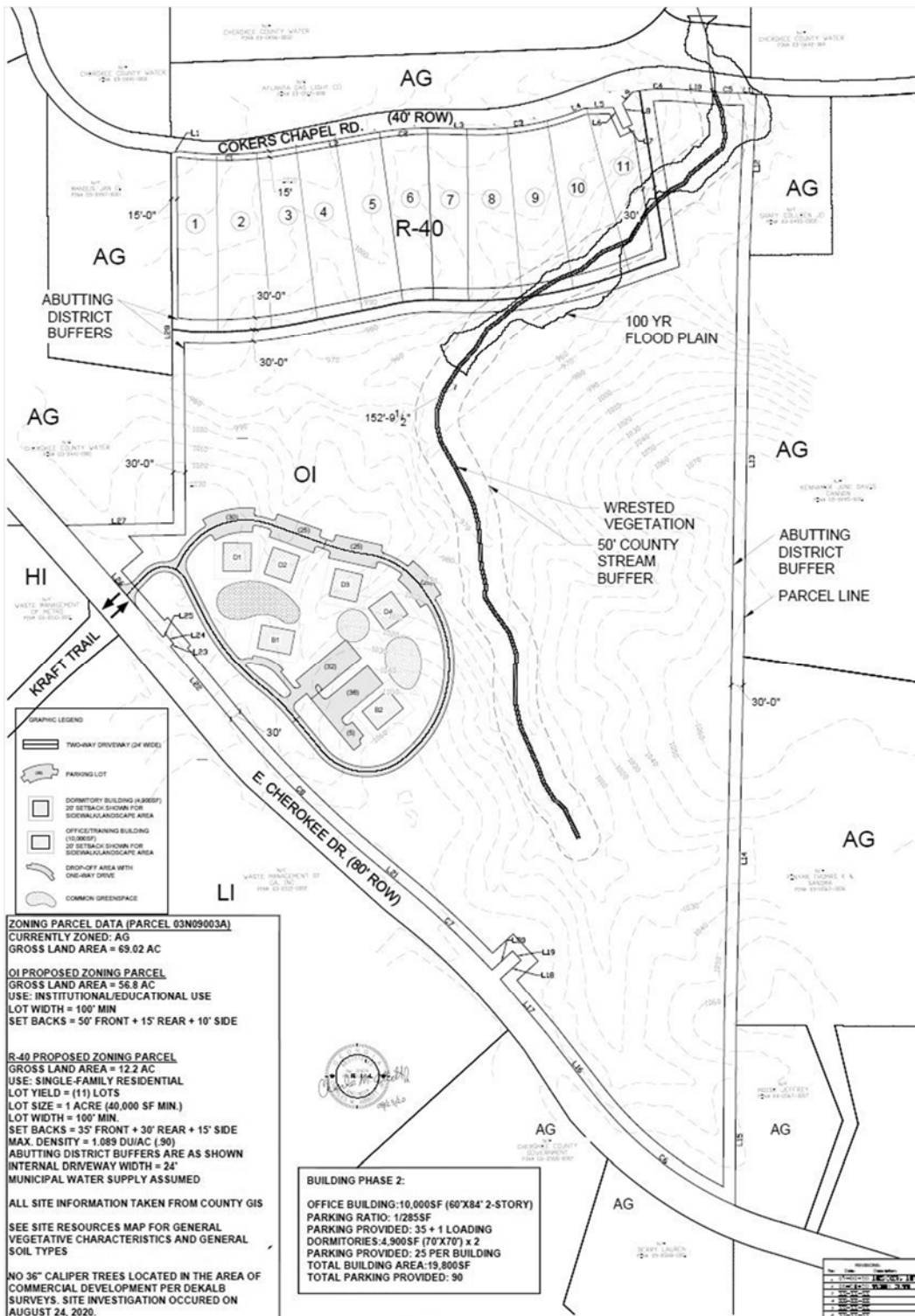
The subject property is currently vacant. To the east are residential land uses along with vacant tracts. To the south is a 30-acre public park (Dwight Terry Park) and industrial tracts owned by Waste Management of Georgia, Inc. To the west is property owned by Cherokee County Water and Sewerage Authority along with residential parcels. Also to the west is a 19.28-acre parcel being redeveloped by Baldwin Paving Company (permit # PR20200003095).

Economic Use



The parcel of land in this application is 69.02 +/- acres in size and located in the AG (General Agricultural) district. The purpose of the AG district is to maintain the integrity of agricultural activities predominate in the rural area of Cherokee County. Within the AG district, the subdivision of land for suburban development is discouraged, while agriculture and livestock production are strongly encouraged in order to maintain the rural character of these areas. Onsite sales should be limited to live animals, plants, and produce that have been raised on the property, unless the Zoning Ordinance specifically provides for limited related commercial activities for particular uses. As a result, the property to be affected by the proposed rezoning may have a reasonable economic use as currently zoned.

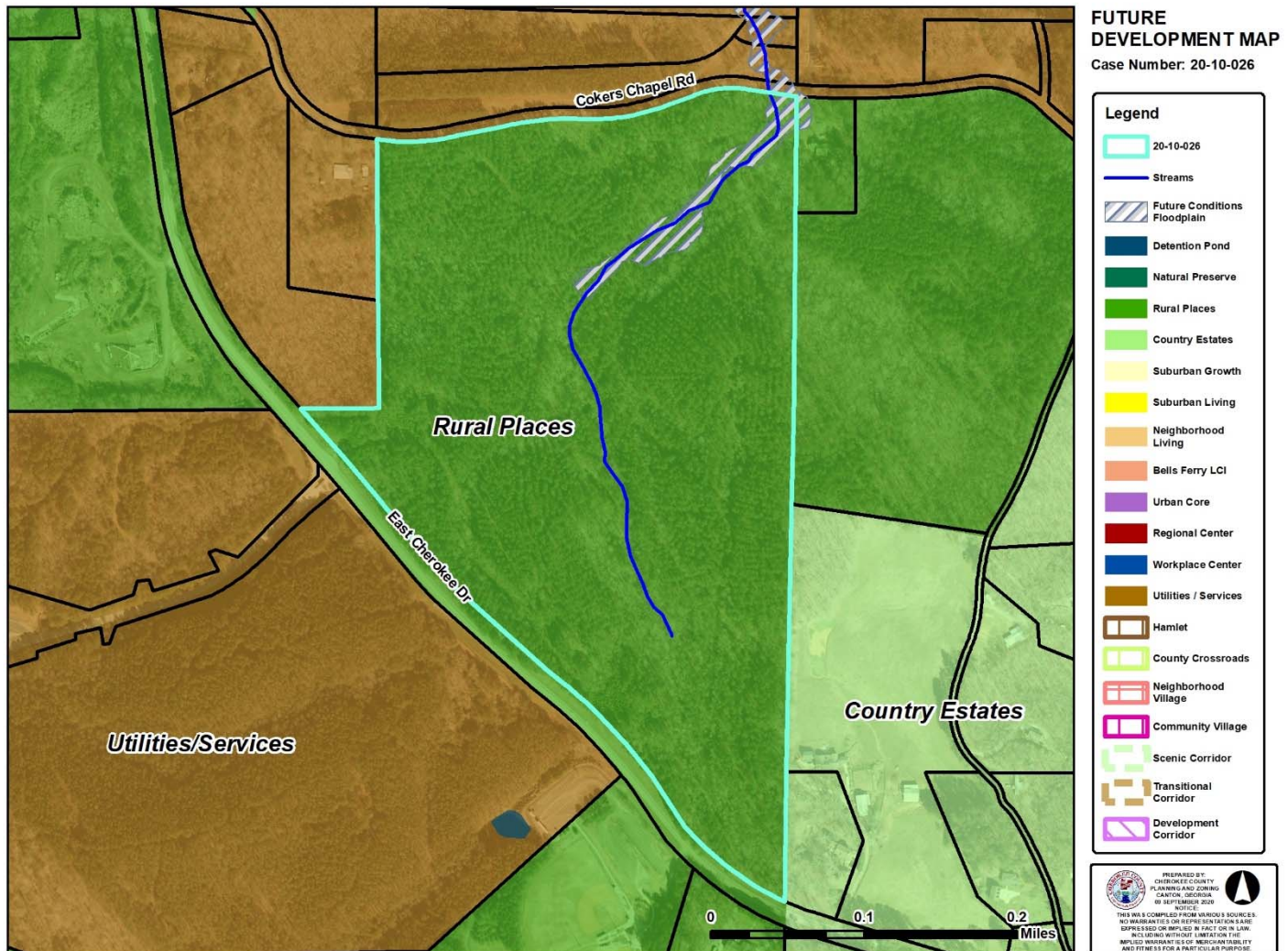
Infrastructure and Facilities



The primary public access for the property in this application is East Cherokee Drive, a two-lane major collector roadway that is approximately 24 feet wide. There was a traffic count of 4,240 vehicles per day in 2018. Secondary access would be along Cokers Chapel Road. There are no improvements planned for this section of East Cherokee Drive or Cokers Chapel Road. A standard commercial entrance will be required for the O/I portion fronting on East Cherokee Drive. Individual residential driveway permits will be required for the lots on Cokers Chapel Road. East Cherokee Drive and Cokers Chapel Road should be able to handle the additional traffic generated by this application. A 24-inch water line on East Cherokee Drive and a 30-inch water line on Cokers Chapel Road administered by Cherokee County Water and Sewerage Authority

(CCWSA) are available. Sewage from the site will be managed by septic systems. Any future development of the site will have to be completed in accordance with all applicable codes and ordinances.

Future Development



The parcel is in the Rural Places Character Area. The Rural Places Character Area is an agricultural-residential community, which benefits from its scenic rural landscape while accommodating limited residential growth. Large-scale suburban development is not compatible within the Rural Places Character Area due to conflicts such as agricultural smells or other forms of pollution resulting from raising animals and crop production. Focused efforts should be made to encourage and support agricultural businesses, promote flexible site design to fit the land and allow open space / the natural landscape to dominate this character area. Rural Places are characterized by a balance between the natural environment and human uses with low density residential, farms, forests, outdoor recreation and other open space activities. In a sense, Rural Places remains the heart of Cherokee County with its farmland and agricultural industries. Land in Rural Places is typically cultivated as pasture, farmland, or woodlands under forestry management, or sparsely settled homes on individual tracts. Future land uses in Rural Places are expected to include active farming, timbering and conservation uses, outdoor recreation, homesteads on individual lots, large lot estate-style single-family residential development, and semi-public and institutional uses. AG is the related zoning district in Rural Places.

Cherokee County Government

ENGINEERING DEPARTMENT

1130 Bluffs Parkway – Canton, Georgia 30114

678-493-6077 – Fax 678-493-6055



REZONING MEMORANDUM

Case Number: 20-10-026

Applicant: Vision Baptist Missions, Inc.

Current Zoning: AG

Proposed Zoning: R-40 & O/I

● Transportation:

- **Primary Public Access** – The primary public access for the property in this application is East Cherokee Drive. East Cherokee Drive is a two-lane major collector roadway that is approximately 24 feet wide. There was a traffic count of 4,240 vehicles per day in 2018. Secondary access would be along Cokers Chapel Road.
- **Planned Improvements** – There are no improvements planned for this section of East Cherokee Drive or Cokers Chapel Road at this time.
- **Trip Generation** – Given the existing zoning, the proposed trip generation for the site would increase 307 trips per day.

Zoning	Units	Trips Per Day
Current AG	34 units	325
Proposed R-40 & O/I	11 R-40 units & O/I	632

- **Development Related Improvements** – A standard commercial entrance would be required for the O/I portion of the parcel fronting on East Cherokee Drive. Individual residential driveway permits would be required for the R-40 lots fronting on Cokers Chapel Road.

● Stormwater:

- **Flood Plain or Wetlands on Property** – Yes, approximately 3% is in the flood plain.
- **Runoff Tributary and Basin** – Unnamed Tributary of the Etowah River in the Allatoona basin.

● Conclusion:

East Cherokee Drive and Cokers Chapel Road should be able to handle the additional traffic generated by this application.

Cherokee County Water & Sewerage Authority

Applicant:	Vision Baptist Mission Training Facility
Re-Zoning Case No.:	20-100-026
Present Zoning:	AG
Proposed Zoning:	OI and R-40
Tax Map:	03N09
Parcel No.:	3

Water

1) Is Water Available at Development:	YES ☒	NO ☐
2) Size of Existing Water Line (If Available):	30" Coker Chapel and 24" East Cherokee Drive	
3) Is there Adequate Water Pressure for the Additional Fire Protection that may be Required for the New Project:	YES ☐	NO ☐
Additional Comments:	Determined by Flow Test	
4) Is Existing Water Line Adequate for Project, If not what size will be Required:	YES ☒	NO ☐
5) What are the Future Plans for Expansion of Water Lines and Give Approximate Time Table:	None	

DEVELOPERS MAY BE REQUIRED TO INSTALL/ UPGRADE WATER MAINS, BASED ON FIRE FLOW TEST RESULTS OR FIRE DEPARTMENT CODE. THIS WILL BE RESOLVED IN THE REVIEW PROCESS.

Sewer

1) Is Sewer Available to the Project:	YES ☐	NO ☒
2) How far from the Proposed Development are the Nearest Sewer Lines:		
3) Approximate Length of Time Before Sewer Line will be Reasonably Assessible to Development:		
4) Estimated Waste Generation:		ADF
5) Treatment Plant:		
6) Plant Capacity:	Available ☐	Not Available ☐
7) Line Capacity:	Available ☐	Not Available ☐
8) Projected Plant Availability:	0-5 Years ☐	5-10 Years ☐
	10+ Years ☐	
9) Additional Comments:		

Sewer Availability:
(Treatment Plant That Will Treat Sewerage)

CCWSA
City of Canton
City of Woodstock
Other

Plant Capacity Comments:

Developer Will Be Responsible For Connecting To The Existing Cherokee County Water & Sewerage Authority's Water And Sewer System, Installing And / Or Up- Grading All Outfalls And Water Mains, Obtaining On And / Or Off Site Easements, Dedication Of On And / Or Off Site Water And Sewer Easements To Cherokee County Water and Sewerage Authority As May Be Required.
Rezoning Does Not Insure Water/Sewer Capacity

The CCWSA Has Directed That A Water Flow And Pressure Test Be Performed Prior To Submitting To The Commission And Cherokee Planning And Zoning Board. Please Contact Ricky Dobbs(CCWSA) At 770 479-1813 Ext. 249

Tamala Davis

From: Michelle K Simmons
Sent: Monday, September 14, 2020 2:48 PM
To: Tamala Davis
Subject: Upcoming Rezone Cases Vision Baptist Missions Training Facility

Good Afternoon,

Please see the response below in red:

Applicant seeks to rezone from General Agriculture (AG) to Office Institutional (OI) and R-40 (Single-Family Residential) in order to develop a training center for missionaries with administrative offices, training rooms, and dormitories and to develop eleven (11) single-family residential lots.

Location: 003 (03N09 003 A) Please see map in attachment
Acreage: 69.02

1. IS ADEQUATE POLICE PROTECTION IN AREA PRESENTLY?
Yes, this proposed change will not have an impact on law enforcement in the area.
2. ESTIMATED RESPONSE TIME TO REQUEST:
Non-emergency response time from Free Home precinct is 15-20 min. Emergency response time 5-10 minutes
3. WILL ADDITIONAL PERSONNEL AND EQUIPMENT BE NECESSARY TO CONTINUE EFICIENT SERVICE IN THE AREA?
No, and this parcel will continue to be in the Free Home precinct area after the opening of the Ball Ground precinct.
 - a. IF SO, LIST APPROXIMATE NEEDS:
4. ADDITIONAL REMARKS
None

Thanks,



Michelle Simmons

Cherokee Sheriff's Office
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Canton GA 30115
MKSimmmons@cherokeega.com
678-493-4143