

SUBJECT:

Case #22-12-033 CSC Properties (BOC Dist. 4).

MEETING DATE:

January 10, 2023

SUBMITTED BY:

Tamala Davis

SUGGESTED ACTION:

Hold public hearing and consider request of rezoning 0.344 +/- acres from LI to GC and 0.408 +/- acres from GC to LI at 6121 James Dupree Lane. Applicant also requests five (5) concurrent variances. Planning Commission voted to recommend approval of the applicant's rezone request with conditions, and of the applicant's five (5) concurrent variances.

COMMISSION DISTRICT:

4

JURISDICTION:

Cherokee County

ZONING CHANGE:

LI to GC and GC to LI

LOCATION:

6121 James Dupree Lane

TAX MAP AND PARCEL #:

21N06, 245 and 285

PROPOSED DEVELOPMENT:

Circle K C Store with Quick Service Restaurant

FACTS AND ISSUES:

Planning Commission voted to recommend **approval** of the applicant's request to rezone 0.344 +/- acres from LI to GC and 0.408 +/- acres from GC to LI with the following condition:

1. Dumpster services shall be limited to between the hours of 7 a.m. to 5 p.m.

Planning Commission voted to recommend **approval** of the five (5) variances requests.

1. Variance to Section 16.1.5 Development Regulations for the Corridor, (1) Streetscape, Letter a, to reduce the Highway 92 streetscape along Cherokee Parkway and James Dupree Road from 40-feet to 10-feet;
2. Variance to the Cherokee County Development Ordinance, Section 4. Development Standards. Section 4.07 Intersections, Letter B, to reduce driveway spacing from 250-feet to 100-feet for a driveway off of James Dupree Road to align with the driveway along Cherokee Parkway;
3. Variance to Cherokee County Standard Detail 210. Non-Residential Driveway, to eliminate a

required deceleration lane along James Dupree Road;

4. Variance to Table 7.1A: Minimum District Development Standards, to reduce the building setback on James Dupree Road from 50-feet to 30-feet;

5. Variance to Table 10.1 Minimum Buffer Width Between Abutting Districts, to reduce the zoning buffer between LI and GC zoned property from 30-feet to 0-feet.

ATTACHMENTS:

[CSC_PROPERTIES_BOC_Presentation_033.pdf](#)

[CSC PROPERTIES APPLICATION.pdf](#)

[Staff_Report_Final_033.pdf](#)

[CSC RESOLUTION.pdf](#)

[CSC EXHIBITS TO RESOLUTION.pdf](#)