

SUBJECT:

**Case #23-06-013 Tim Crane for Cherokee
Growth (BOC Dist. 2).**

MEETING DATE:

July 18, 2023

SUBMITTED BY:

Susan Sawtelle

SUGGESTED ACTION:

Consider request to rezone 4.45 +/- acres from NC and R40 to GC for a medical office and other potential future commercial uses; requests concurrent variances to Table 7.1A, Minimum District Development Standards to reduce the front setback on HWY 140 from 75-feet to 50-feet; a concurrent variance to Table 10.1, Minimum Buffer Width Between Abutting Districts to reduce the zoning buffer from 35-feet to 20-feet, and a concurrent variance to Standard Detail 210 to eliminate a deceleration lane.

COMMISSION DISTRICT:

2

ZONING CHANGE:

NC and R-40 to GC

LOCATION:

6601 and 6613 Hickory Flat Hwy

TAX MAP AND PARCEL #:

02N02, 051 and 052

PROPOSED DEVELOPMENT:

Commercial Uses

FACTS AND ISSUES:

The Cherokee County Planning Commission voted to recommend **approval** of OI with the following conditions:

1. There will be no access to Charles Cox

The Planning Commission recommended **approval** of the concurrent variance to allow a reduction of the front setback not to exceed 10-feet to accommodate the entrance portico; recommended **denial** of the variance requests to reduce the zoning buffer from 35-feet to 20-feet and to eliminate the deceleration lane.

ATTACHMENTS:

[PC Staff Report_FINAL_013.pdf](#)

[Cherokee Growth Application.pdf](#)

[Cherokee Growth Resolution with Exhibits.pdf](#)

[Revised Letter of Intent 7.12.2023.pdf](#)

[Revised Site Plan 7.12.2023.pdf](#)

[Site Rendering 7.12.2023.pdf](#)

[Survey 7.12.2023.pdf](#)

[NC Zoning Legal Description 7.12.2023.pdf](#)

[OI Zoning Legal Description 7.12.2023.pdf](#)

[CherokeeGrowth_Presentation_BOC_7.18.2023_Revised.pdf](#)