

Cherokee County Zoning Board of Appeals  
Public Hearing  
Agenda  
**Thursday, September 1, 2005**  
6:30 p.m.

**Old Cases**

Case #05-08-035V **Randy C. Matheny** requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance of 6' to allow a 19' front building setback. The property is located at 5133 Jett Road in Land Lot 1279 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map(s) 15N18 Parcel 063.

**New Cases**

Case #05-09-039V **Robert Williamson Homes, LLC** requesting a variance to Article 8, Section 8.5-2; Planned Unit Development. The applicant is requesting a variance of 5' to allow a 20' front building setback. The property is located at 151 Cedarwoods Trail in BridgeMill Subdivision in Land Lot 138 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map(s) 15N07G Parcel 234.

Case #05-09-040V **Robert R. Kasbow** requesting a variance to eliminate the 50' undisturbed buffer shown on the recorded subdivision plat for The Overlook at Lake Sovereign. The property is located at 107 Bree Lane in Land Lot 422 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N08C Parcel 142.

Case #05-09-041V **Benjie Webb** requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance of 15' 3" to allow a 9' 9" front building setback. This property is located in Hearthstone Phase II in Land Lot 1074 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N12D Parcel(s) 81 and 82.

**\*Postponed until October Public Hearing\***

Case #05-09-042V **Freddie L. Causey** requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance of 5' at the NW house corner to allow a 20' front building setback instead of the required 25' front building setback. The property is located at 100 Fawn Court in Fawn Ridge Subdivision in Land Lot 1006 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N05 Parcel 309.

Case #05-09-043V **Robert, Sandra and Jennifer Meade** requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance of 12.8' at the SW corner of the house and 11.2' at the NW corner of the house. The required side building setback is 50'. The property is located at 1123 Rampley Trail in Highland Ridge Subdivision in Land Lot 26 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N04 Parcel 012.

Case #05-09-044V **RaceTrac** requesting a variance to Article 16; Highway 92 Overlay Regulations. The applicant is requesting a variance of 30' to allow a 10 ft. landscape buffer along the east property line instead of the required 40'. The property is located at 155 Hames Road in Land Lot(s) 1206, 1207 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N18 Parcel(s) 075 and 107A.

Case #05-09-045V **Kip Givens Builder, Inc.** requesting a variance to Article 7; Table 7.1: Minimum District Development Standards. The applicant is requesting a variance of 10' to allow a 25' front building setback for lots 306, 328, 330 and 329 of the Kingston Square Subdivision. These properties are located at 2104, 2116, 2118 and 2120 Yorkshire Court in Land Lot(s) 1289, 1290 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N12A Parcel(s) 197, 219, 220 and 221.

Case #05-09-046V **Michael M. & Tanya L. Hale** requesting a variance to Article 9; Section 9.3-2; Home Occupations. The applicant is requesting a variance to allow a home occupations in an accessory structure. The Zoning Ordinance states that all home occupations must take place in the primary structure. This property is located in Land Lot 1079 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N05 Parcel 148.

Case #05-09-047V **Established Professional** requesting a variance to Article 7; Table 7.1A; Minimum District Development Standards. The applicant is requesting a 10' variance to allow a 25' front building setback. This property is located in Land Lot 1239 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N18C Parcel 042.

Case #05-09-048V **ACA Properties, LLC** requesting a variance to Article 7; Table 7.1A; Minimum District Development Standards. The applicant is requesting a 3' variance to allow a 22' front building setback. This property is located in Land Lot 1074 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N12D Parcel 083.

**\*Postponed until October Public Hearing\***

Case #05-09-049V **The Landon Group, Inc.** requesting a variance to Article 16; Highway 92 Overlay Regulations. The applicant is requesting to remove conditions from October 2, 2003 Zoning Board of Appeals decision (Case #03-09-047A). These conditions were that the applicant must make improvements to Woodstock Road and approval per site plan submitted with variance application. This property is located in Land Lot(s) 1196, 1197 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N12 Parcel(s) 62 and 62A.

Case #05-09-050V **Patty Farr** requesting a variance to Article 10; Table 10.1; Buffer Requirements. The applicant is requesting a variance to eliminate the 35' undisturbed buffer requirement. This property is located in Land Lot 972 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 15N05 Parcel(s) 102, 103 and 104.

### **Other Items**

Approval of August 4, 2005 Minutes.