

Cherokee County Zoning Board of Appeals  
Public Hearing  
Agenda  
**Thursday, February 2, 2006**  
6:30 p.m.

**Old Case**

Case #05-11-065V **BG Land, LLC** requesting a variance to Article 16; Section 16.1, Hwy 92 Overlay Regulations. The applicant is requesting a variance to extend the boundary of the Hwy 92 Overlay District to include parcels 285, 273, 273A, 273B, 273C, 273D, 273E, 273F and 274. The property is located on Hwy 92 in Land Lot(s) 1105, 1106 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N05 & 21N06 with the above parcel numbers.

**New Cases**

Case #06-02-008V McCrary Engineering, Inc. requesting a variance to Article 10; Section 10.6-7 and Article 16; Section 16.1. The applicant is requesting to reduce the stream bank buffer to 25' and requesting a variance from the architectural requirements for the building of the Hwy 92 Overlay guidelines. This property is located on Northpoint Parkway in Northpoint Industrial Park and further described as Cherokee County Tax Map 21N06, Parcel 005.

Case #06-02-009V Allegiance-Fernwood Creek Properties, LLC requesting a variance to Article 23; Conservation Subdivision. The applicant is requesting a variance to reduce the front setback and rear setback for Lot 31 and reduce front setback for Lot 41. The property is located off Fernwood Drive in Fernwood Creek Subdivision and further described as Cherokee County Tax Map 15N30, Part of Parcels 173, 174 and 203A.

Case #06-02-010V Thomas Holland requesting a variance to Article 5, Section 5.6A and 5.6C; Accessory Structures. The applicant is requesting a variance to allow a detached structure in the front yard area and to allow this structure to be 1,040 sq. ft. The property is located at 605 Palamar Lane and further described as Cherokee County Tax Map 15N24B, Parcel 076.

Case #06-02-011V Mark & Lois Nels requesting a variance to Article 7; Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to allow a 42' rear building setback than the required 50' building setback. The property is located at 3691 Union Hill Road and further described as Cherokee County Tax Map 02N10, Parcel 11.

Case #06-02-012v Joseph J. McCann requesting a variance to Article 7, Section 7.7-9; Setbacks for Barns. The applicant is requesting a variance to allow a barn to be located 50' from property line. The Cherokee County Zoning Ordinance requires a 75' building setback from all property lines. The property is located in Allmond Tree Farms Subdivision and further described as Cherokee County Tax Map 02N10, Parcel 144.

Case #06-02-013V Debbie McFarland Smith requesting a variance to Article 5; Accessory Structures. The applicant is requesting a variance to allow a detached structure 7' from the side property line and to allow one additional accessory structure on this property. This property is located at 185 Spring Drive and further described as Cherokee County Tax Map 14N30, Parcel 057.

Case #06-02-014V Brownstone Associates, Inc. requesting a variance to Article 7; Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to reduce the side building setback to 5' instead of the required 10' side building setback and to allow 5 feet between structures. This property is located on Ball Ground Hwy in The Villas @ Bethany Manor and further described as Cherokee County Tax Map 14N27, Parcel 076.

**Other Items**

Approval of January 5, 2006 Minutes.

