

Cherokee County Zoning Board of Appeals
Public Hearing Agenda
Thursday, July 12, 2018
6:30 p.m.

New Cases

Case #18-07-031V Woodstock Recycling at 111 Dixie Drive requesting a variance to Article 7, Table 7.1A: Minimum District Development Standards to reduce the side building line setback from the required twenty-five (25) feet to fifteen (15) feet and reduce the front building line setback from the required fifty (50) feet to twenty (20) feet. The property is located in Land Lot 1222 of the 15th District and further described as Cherokee County Tax Map 15N06D, Parcel 255.

Case #18-07-032V Shara Deal at 122 Lower Victoria Road requesting a variance to Article 7, Table 7.1A: Minimum District Development Standards to reduce the rear building line setback from the required thirty (30) feet to ten (10) feet. The property is located in Land Lot 678 of the 21st District and further described as Cherokee County Tax Map 21N10B, Parcel A081.

Case #18-07-033V Raymond Zingler at 202 South Cherokee Lane Extension requesting a variance to Article 5, Section 5.6 B – Number and Size to be allowed an accessory structure that exceeds footprint of principal structure. The property is located in Land Lot 1274 of the 15th District and further described as Cherokee County Tax Map 15N24, Parcel 084.

Case #18-07-034V Sean Zarzana at 700 Founders Court East requesting a variance to Article 23: Conservation Subdivision, Section 23.8 – Buffer Requirements of a prior Zoning Ordinance to encroach five (5) feet into the required fifty (50) foot buffer along the exterior property boundary. The property is located in Land Lot 0119 of the 2nd District and further described as Cherokee County Tax Map 02N12, Parcel 206.

Case #18-07-035V YF Management Service Corporation at 6548 Highway 92 requesting a variance to Article 11, Table 11.1 – District Requirements for Signs – Bells Ferry Overlay Commercial Uses – Allowable Sign Area and Maximum Height to allow 105.75 square feet of copy area on the freestanding sign and to allow a maximum height of 17.63 feet. The Applicant requests a variance to Article 8, Section 8.12.8d – Signage Standards to allow for an internally illuminated sign. The Applicant also requests a variance to Article 11.6 1.a. - Permitted Signs by Type and Zoning District to allow a freestanding sign that does not meet the monument style guidelines. The property is located in Land Lot 1189 of the 21st District and further described as Cherokee County Tax Map 15N06B, Parcel 003.

Case #18-07-036V Mohit Gupta and John Tucker at the corner of Highway 92 and Woodstock Road requesting a variance to Article 16, Section 16.1.5 Minimum Development Standards and Development Regulations for the Corridor, B. Minimum Development Standards Table requesting a twenty-five (25) foot variance to the required forty (40) foot buffer and Section 16.1.5 C. Development Regulations for the Corridor 1. b. Streetscape Theme to eliminate the required three rail white fence along Highway 92. The applicant also requests a variance to Article 7, Table 7.1A Minimum District Development standards for a twenty (20) foot variance to the required seventy-five (75) foot front building setback along Woodstock Road. The property is located in Land Lot 1180 of the 21st District and further described as Cherokee County Tax Map 21N12, Parcel 036A.

Case #18-07-037V Serenity Custom Pools at 109 Old Avery Drive requesting a variance to Article 5, Section 5.6 A. Accessory Uses and Structures, Location on Lot for a 2.5-foot variance to the required ten (10) foot side setback for a swimming pool. The property is located in Land Lot 0306 of the 14th District and further described as Cherokee County Tax Map 14N30A, Parcel 047.

Case #18-07-038V Beazer Homes at 4015 and 4017 Creekshire Trail requesting a variance to Article 23, Table 23-2 Conservation Subdivision Setback Requirements of a prior Zoning Ordinance for a 2.5-foot variance to the required twenty-five (25) foot front building setback at each address. The properties are located in Land Lot 0879 of the 3rd District and further described as Cherokee County Tax Map 03N10C, Parcel 176 and Parcel 177.

Case #18-07-039V Beazer Homes at 4023 and 4025 Creekshire Trail requesting a variance to Article 23, Table 23-2 Conservation Subdivision Setback Requirements of a prior Zoning Ordinance for a 2.5-foot variance to the required twenty-five (25) foot front building setback at each address. The properties are located in Land Lot 0879 of the 3rd District and further described as Cherokee County Tax Map 03N10C, Parcel 180 and Parcel 181.

Approval of Minutes

Revised May 3, 2018 Minutes

June 7, 2018 Minutes