

Cherokee County Zoning Board of Appeals
Public Hearing Agenda
Thursday, May 2, 2019
6:30 p.m.

Old Cases

Case #19-04-014V Engineering Design Technologies, Inc. at 10268 and 10270 Main Street requesting a variance to Table 7.1A: Minimum District Development Standards to reduce the front building line setback to seven (7) feet from the required twenty (20) feet and to reduce the rear building setback to twenty-three (23) feet from the required thirty (30) feet. Applicant also requests a variance to Table 7.1A: Minimum District Development Standards to reduce the front building line setback to zero (0) feet from the required twenty (20) feet adjacent to the right-of-way of the hammerhead street. Applicant also requests a variance to Cherokee County Engineering Standard Detail to allow the right-of-way in the hammerhead section to be thirty-four (34) feet instead of fifty (50) feet. Applicant also requests a variance to Table 10.1 Minimum Buffer Width Between Abutting Districts to encroach twenty (20) feet into required thirty (30) foot buffer on the south and west side and twenty-five (25) into the required thirty-five (35) foot buffer on the south side. The property is located in Land Lot 1284 of the 15th District and further described as Cherokee County Tax Map 15N18A, Parcel 001 and Parcel 002.

Case #19-04-016V Don Harvill at 117 Sardis Creek Drive requesting a variance to Article 7, Section 7.7-24 b. Animal Production to allow a barn to be built twenty-five (25) feet from the property line instead of the required seventy-five (75) feet. The property is located in Land Lot 104 of the 14th District and further described as Cherokee County Tax Map 14N08, Parcel 105A.

Case #19-04-017V Dayspring Outreach Center, Inc. at 6835 Victory Drive requesting a variance to Article 8, Section 8.12.8 Signage Standards, Article 11, Section 11.5-5 Additional Requirements – Electronic Signs, Article 11, Section 11.6 - Permitted Signs by Type and Zoning District, Article 11, Table 11.1 - District Requirements for Signs, and Article 16 - Overlay Zoning District Regulations Bells Ferry Community Design Guidelines to allow a digital sign. The property is located in Land Lots 898 and 899 of the 21st District and further described as Cherokee County Tax Map 15N05, Parcel 014.

New Cases

Case #19-05-027V Albert and Marian Craig at 2034 Chelsea Lane requesting a variance to Article 5, Section 5.6 A. to allow an accessory building (garage) to be built in the front yard area. The property is located in Land Lot 966 of the 21st District and further described as Cherokee County Tax Map 21N11C, Parcel 079.

Case #19-05-028V Residential Creations, Inc. at 3924 East Cherokee Drive requesting a variance to Article 7, Section 7.7-24 to allow an accessory structure used in the care and breeding of livestock to be twenty-five (25) feet from the front and side property line instead of the required seventy-five (75) feet. The property is located in Land Lot 180 of the 15th District and further described as Cherokee County Tax Map 15N25, Parcel 238B.

Case #19-05-029V Pampered Beauty Bar and Spa at 7035 Main Street requesting a variance to Article 11, Table 11.1 District Requirements for Signs to be allowed a thirty-four (34) square foot wall sign instead of the required nine (9) square feet. The property is located in Land Lots 848 and 849 of the 15th District and further described as Cherokee County Tax Map 15N16, Parcel 052A.

Case #19-05-030V LCD Contracting, LLC at 107 Little Brook Drive requesting a variance to Article 5 of the 1969 Zoning Ordinance to reduce the minimum front yard setback of fifty (50) feet to thirty (30) feet. The minimum front yard setback is further described on the plat of Little Brook Estates as recorded on January 15, 1974 (plat book 8, page 189). The property is located in Land Lots 622 and 675 of the 15th District and further described as Cherokee County Tax Map 15N21A, Parcel 019.

Case #19-05-031V Centerline Surveying and Land Planning at 2333 Lake Arrowhead Drive requesting a variance to prior Community Development District Ordinance, Article 5, Section E. and prior Planned Unit Development Ordinance, Article 8, Section 8.5-4, Separation of Buildings, to reduce the minimum distance between buildings from the required twenty (20) feet to ten (10) feet. The property is located in Land Lots 196 and 201 of the 22nd District and further described as Cherokee County Tax Map 22N08, Parcel 026T.

Other Items

Approval of April 4, 2019 Minutes