

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

New Cases

Case #19-06-032V Nick Watson at 2722 Salacoa Road requesting a variance to Article 5, Section 5.6 - Accessory Uses and Structures to allow a pool to be built within the front yard area. The property is located in Land Lot 236 of the 23rd District and further described as Cherokee County Tax Map 23N07, Parcel 076.

Case #19-06-033V Shane Hazel at 266 Delaney Pine Drive requesting a variance to Article 7, Table 7.1A: Minimum District Development Standards to reduce the front and side building line setback to twenty-five (25) feet from the required fifty (50) foot minimum building line setback in order to accommodate a new single-family home. The property is located in Land Lot 303 of the 22nd District and further described as Cherokee County Tax Map 22N07, Parcel 008.

Case #19-06-034V Michael Hrib at 250 Arnold Mill Road requesting a variance to Article 11, Section 11.6 - Permitted Signs by Type and Zoning District to allow a two post galvanized freestanding sign in place of the required monument style sign. The property is located in Land Lot 1025 of the 15th District and further described as Cherokee County Tax Map 15N17A, Parcel 188.

Case #19-06-035V Century Communities of GA, LLC at 244 Gallant Fox Way, 246 Gallant Fox Way, 300 Buckpasser Court, 302 Buckpasser Court, 304 Buckpasser Court, and 306 Buckpasser Court requesting a variance to Article 23 – Conservation Design Community to reduce the front building line setback for lots 14 and 15 to thirty (30) feet from the required thirty-five (35) foot front building line setback. Applicant also seeks a variance to Article 23 – Conservation Design Community to reduce the front building line setback for lots 39, 40, 41 and 42 to twenty-five (25) feet from the required thirty-five (35) foot front building line setback. The properties are located in Land Lots 976 and 977 of the 21st District and further described as Cherokee County Tax Map 21N11, Parcels 112, 113, 114, 115 and 115B.

Case #19-06-036V SDC Gwinnett, LLC at 15084 Highway 92 requesting a variance to Article 7, Table 7.1A: Minimum District Development Standards to allow the front building line setback be reduced to 12.5 feet from the required twenty (20) foot minimum front building line setback for townhomes. In addition, the applicant is seeking a variance to Cherokee County Development Ordinance, Section 4.08 - Cul-de-sacs to allow a hammerhead style turnaround in place of the required cul-de-sac. The property is located in Land Lots 1263 and 1264 of the 15th District and further described as Cherokee County Tax Map 15N30, Parcels 087 and 088.

Case #19-06-037V Andrew Reibly at 910 Oak Drive requesting a variance to Article 5, Section 5.6 A. Accessory Uses and Structures to allow a detached garage within the front yard area. The property is located in Land Lots 748 and 749 of the 21st District and further described as Cherokee County Tax Map 21N10A, Parcel A137.

Other Items

Discuss amendments to Article 15 of the Zoning Ordinance

Approval of May 2, 2019 Minutes