

**Cherokee County Zoning Board of Appeals**  
**Public Hearing Agenda**  
**Thursday, July 11, 2019**  
**6:30 p.m.**

**Old Cases**

**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.

**New Cases**

**Case #19-07-038V Piedmont Residential** at 626 Royal Crest Court, 628 Royal Crest Court, and 630 Royal Crest Court requesting a variance to Article 10 - Buffer Requirements, Section 10.6-7 and Cherokee County Stream Buffer Protection Ordinance (NO. 2005 - Z - 003) to remove the required fifty (50) foot undisturbed Cherokee County stream buffer. Applicant also seeks a variance to Article 7, Table 7.1A: Minimum District Development Standards to reduce the minimum front building setback line from the required twenty (20) feet to ten (10) feet. The properties are located in Land Lot 174 of the 15th District and further described as Cherokee County Tax Map 15N25D, Parcels 153, 154, and 155.

**Case #19-07-039V Altair Sign & Light** at 8021 Cumming Highway requesting a variance to Article 11, Table 11.1 District Requirements for Signs to be allowed two (2) twenty-eight (28) square foot wall signs instead of the maximum eight (8) square feet. The property is located in Land Lots 806 and 851 of the 3rd District and further described as Cherokee County Tax Map 03N10, Parcel 113A.

**Case #19-07-040V Simmy Freed Ware** at 3397 Knox Bridge Highway requesting a variance to Article 5, Section 5.6 to allow the existing structure located on the property to be considered a guest house. The applicant also requests a variance to allow the location of the guest house to be in the front yard area. The property is located in Land Lot 22 of the 22nd District and further described as Cherokee County Tax Map 22N12, Parcel 080.

**Case #19-07-041V Purvi Properties, LLC** at 1328 Highway 92 requesting a variance to Article 7 to eliminate the minimum six (6) foot wide landscape strip along all side lot or lease lines; Article 16 to allow 20% of the non-glass area of the building to be faced with stacked stone in lieu of the minimum 80% of the non-glass area of three exterior sides to be faced with brick of a natural color and texture that simulates historic types of brickwork; Article 16 to allow a building height of 58 feet above street level in lieu of the maximum building height of forty (40) feet; and Article 16 to allow standard residential size windows in lieu of multi-pane, divided light windows. The property is located in Land Lot 1244 of the 21st District and further described as Cherokee County Tax Map 21N06, Parcel 041.

**Other Items**

Approval of June 6, 2019 Meeting Minutes