

Cherokee County Zoning Board of Appeals
Public Hearing Agenda
Thursday, September 5, 2019
6:30 p.m.

Case #19-08-043V MRP Design Group at 1275 Hwy 92 requesting a variance to Cherokee County Zoning Ordinance, Article 11.1 District Requirements for Signs to allow 1 additional wall sign for a total of 4 signs on the property as well as increase the amount of copy area allowed on one of the wall signs. The applicant also requests variances to Article 16.1.5 Minimum Development Standards and Development Regulations for the Corridor - 1 - Streetscape Theme to increase the spacing of major trees from being planted every 40ft to 80ft on center; 4 - Building Materials a. to allow stone in place of brick and allow less than 50% masonry, and d. allow the use of a bright blue color as an accent color on the exterior of the building. The property is located in Land Lot 1243 of the 21st District and further described as Cherokee County Tax Map 21N06, part of Parcel 005.

Case #19-08-045V Dahlco Goal Line Partners EC at 8023 Cumming Highway requesting a variance to Cherokee County Zoning Ordinance, Article 11 - Signs and Outdoor Advertising to allow three (3) signs on the canopy and signage on all gas pumps. The property is located in Land Lot 806 of the 3rd District and further described as Cherokee County Tax Map 03N10, Parcel 113.

Case #19-09-046V Erik Ross at 100 Millers Pointe Lane requesting a variance to Cherokee County Zoning Ordinance, Article 5, Section 5.6-10 to allow an eight (8) foot fence instead of the maximum allowable six (6) foot fence adjacent to a public road right-of-way and within the required setback in a residential district. Applicant also seeks a variance to Article 5, Section 5.7 - Vision Clearance at Intersections to allow the fence within twenty-five (25) feet of the intersection of the right-of-way lines or streets, roads, or highways. The property is located in Land Lot 892 of the 15th District and further described as Cherokee County Tax Map 15N23, Parcel 113.

Case #19-09-047V The Anvil Academy at 7681 Campground Road requesting a variance to Cherokee County Zoning Ordinance, Article 7, Section 7.7-15(c)(1) to allow the homeschool group to be on 2.56 +/- acres instead of the required five (5) acre minimum lot size for all residential districts. In addition, Article 7, Section 7.7-15(c)(2) to allow the main entrance to be on Campground Road which is a local road instead of the required arterial, major or minor collector road. The property is located in Land Lot 37 of the 2nd District and further described as Cherokee County Tax Map 02N13, Parcel 205.

Case #19-09-048V EDT, Inc. 10270 Main Street requesting a variance to Cherokee County Zoning Ordinance, Article 27, Appendix A to allow one hundred two (2) inch caliper trees instead of the requisite number of four (4) inch caliper trees for Specimen recompense. Of these, seventy-five (75) would be planted on site and twenty-five (25) would be paid into the Cherokee County Tree Replacement Fund. The properties are located in Land Lot 1284 of the 15th District and further described as Cherokee County Tax Map 15N18A, Parcels 001 and 002.

Case #19-09-049V Thomas North at 2604 Gladstone Terrace requesting a variance to Cherokee County Zoning Ordinance, Article 5, Section 5.5-5 (i) Effect of Recorded Plat to encroach fourteen (14) feet into the twenty-five (25) foot rear building setback line as delineated and documented on a recorded plat for a building addition. The property is located in Land Lot 797 of the 15th District and further described as Cherokee County Tax Map 15N04E, Parcel 357.

Case #19-09-050V Advanced Metro Construction, Inc. at 230 Hidden Branches Trail requesting a variance to Cherokee County Zoning Ordinance, Article 5, Section 5.6 Accessory Uses and Structures B. *Number and Size* to allow the accessory structure to exceed the footprint of the principal structure and C. *Height* to allow the accessory structure to be thirty-two (32) feet in height instead of the maximum twenty-five (25) feet in height or the height of the primary structure, whichever is lower. The property is located in Land Lot 236 of the 14th District and further described as Cherokee County Tax Map 14N24, Parcel 177.

Case #19-09-052V America's Home Place at 2134 Fincher Road requesting a variance to Cherokee County Zoning Ordinance, Article 5, Section 5.6 Accessory Uses and Structures C. Height - to allow the accessory building to exceed the height of the primary structure. The property is located in Land Lots 58 and 87 of the 22nd District and further described as part of Cherokee County Tax Map 22N11, Parcel 059.

Case #19-09-053V Dahlco Sixes at 176 Vince Merolla Drive requesting a variance to Cherokee County Zoning Ordinance, Article 8 - Traditional Neighborhood Development Section 8.17.1 to the Final Neighborhood Plan as it relates to signage. Applicant is requesting to be allowed a total of three (3) wall signs with 20 square feet of copy area each. The property is located in Land Lot 354 of the 15th District and further described as Cherokee County Tax Map 15N08, Parcel 017L.

Case #19-09-054V KM Homes, LLC at 14530 Highway 92 requesting a variance to Cherokee County Zoning Ordinance, Article 7, Table 7.1A – Minimum District Development Standards to allow the front setback along SR 92 to be reduced to thirty (30) feet from the required fifty (50) foot building line setback. Applicant seeks a variance to Article 16, Section 16.1.5 C. (1) (a) Streetscape Theme to allow the landscape strip along Highway 92 to be reduced to thirty (30) feet from the required forty (40) feet. Applicant seeks a variance to Article 7, Table 7.1A – Minimum District Development Standards to allow the internal front building line setback to be reduced to two (2) feet from the required twenty (20) foot front building line setback and eliminate the required thirty (30) foot rear building setback on lots that front roads on both sides. Applicant seeks a variance to Cherokee County Stream Buffer Protection Ordinance No. 2005-Z-003 to allow an earthen gabion wall in the impervious cover setback. The applicant seeks a variance to Cherokee County Development Ordinance, Section 4.08 - Cul-de-sacs to allow a deadend in place of the required cul-de-sac. The applicant seeks a variance to Cherokee County Development Ordinance Section 4.07 (D) Intersections to allow the right-of-way to be run thirteen (13) feet off the back of curb in lieu of the requisite access/utility easement miter. The property is located in Land Lot 1255 of the 15th District and further described as part of Cherokee County Tax Map 15N30, Parcel 026.

Other Items

Approval of August 1, 2019 Meeting Minutes