

Cherokee County Zoning Board of Appeals
Public Hearing Agenda
Thursday, July 2, 2020
6:30 p.m.

Case #20-07-036V Hickory Flat United Methodist Church (BOC Dist. 2)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 11 – Signs and Outdoor Advertising, Section 11.5-5 Additional Requirements (I) Electronic Signs to allow an electronic sign in a residential zone. Applicant also seeks a variance to Cherokee County Zoning Ordinance Article 11 – Signs and Outdoor Advertising, Section 11.6 Permitted Signs by Type and Zoning District and Table 11.1 District Requirements for Signs to allow a freestanding sign to exceed the maximum height of eight (8) feet and to have a sign area larger than thirty-two (32) square feet. The property is located at 4056 East Cherokee Drive in Land Lot 181 of the 15th District and further described as Cherokee County Tax Map 15N25 Parcel 234.

Case #20-07-037V Piedmont Residential, LLC (BOC Dist. 3)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 7, Table 7.1A: Minimum District Development Standards to reduce the side building line setback to four (4) feet to accommodate a house. The property is located at 229 Shoals Bridge Road in Land Lot 833 of the 21st District and further described as Cherokee County Tax Map 21N10G Parcel 078.

Case #20-07-038V Luz Medina (BOC Dist. 4)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 7, Table 7.1A: Minimum District Development Standards to encroach ten (10) feet into the front building line setback to accommodate a home. The property is located at 88 Brook Rapids Drive in Land Lot 1149 of the 15th District and further described as Cherokee County Tax Map 15N06E Parcel 089.

Case #20-07-039V Justin Beavers (BOC Dist. 1)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 5, Section 5.6 Accessory Uses and Structures to encroach two (2) feet into the required ten-foot side building line setback for a detached garage. The property is located at 6193 Cumming Highway in Land Lots 929 and 930 of the 3rd District and further described as Cherokee County Tax Map 03N05 Parcel 240G.

Case #20-07-040V Centerline Surveying and Land (BOC Dist. 1)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 5, Section 5.5-5 (i.) Effect of Recorded Plat to encroach thirteen (13) feet into the twenty-five (25) foot front building line setback as recorded on the Final Plat for Lake Arrowhead Phase 1, Unit 4. The property is located at 125 Papago Court in Land Lot 202 of the 22nd District and further described as Cherokee County Tax Map 22N17 Parcel 248.

Case #20-07-041V SK Project Consulting, LLC (BOC Dist. 1)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 27, Section 27.9-3.6 (2) Tree Replacement Fund Contribution to increase the contribution limit to the Cherokee County Tree Replacement Fund from 25% to 50%. The property is located at 1521 Hickory Flat Highway in Land Lot 201 of the 14th District and further described as Cherokee County Tax Map 14N24 Parcels 032 and 033.

Case #20-07-042V W. Nathan Wise (BOC Dist. 3)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 7, Table 7.1A: Minimum District Development Standards to encroach twenty-five (25) feet into the required fifty (50) foot building line setbacks in order to accommodate a house and garage/barn. Applicant also requests a variance to Cherokee County Stream Buffer Protection Ordinance, Section 5.1 - Buffer and Setback Requirements to encroach into the twenty-five (25) foot impervious cover setback. The property is located at 137 Moody Meadow Trail in Land Lot 038 of the 21st District and further described as Cherokee County Tax Map 15N01 Parcel 003R.

Other Items

Approval of June 4, 2020 Virtual Public Hearing Minutes