

**Cherokee County Zoning Board of Appeals
Minutes
Thursday, March 9, 2006
6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its special called meeting on March 9, 2006 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Zoning Board of Appeals were Chairman Evert Hekman, Vice Chairman, Roy Taylor, Amy Mumaugh, and Sean Jerguson. Greg Elder did not attend. In attendance for Cherokee County Staff were Mark Mahler, County Attorney, Vicki Taylor, Zoning Administrator and Vikki Chadwick, Senior Clerk. The meeting was called to order at 6:30 pm.

New Cases

Case #06-03-015V Guy Adams requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. This property is located at 523 S. Holly Springs Road in Land Lot 671 of the 15th District and further described as Cherokee County Tax Map 15N22, Parcel 079. Applicant is requesting a 17-foot variance in the rear and a 9-foot variance on the side to allow construction of a home addition.

Vicki Taylor presented the case.

Guy Adams represented the case.

No one spoke in favor or opposition.

Mr. Taylor mentioned it was detached, and it was built larger than code.

Mr. Heckman pointed out there was already an accessory structure on the property and recommended that he attach it.

Mr. Jerguson made motion to approve. Mrs. Mumaugh seconded the motion.

Approved 4-0

Case #06-03-016V Province Development, Inc. requesting a variance to Article 10, Section 10.6-7; Stream Bank Buffers and Article 7, Table 7.1A; Minimum District Development Standards. This property is located at 8291 Bells Ferry Road and further described as Cherokee County Tax ma 15N02, Parcel 154. Applicant is requesting a variance to allow grading within the County's streambank buffer and a 35-foot variance to the building setback.

Vicki Taylor presented the case.

David Swells & Bob Vance with Civil Engineers represented the case.

No one spoke in favor or opposition.

Mr. Taylor talked about a decel lane. Mr. Heckman said it looked like they were within the right of way.

Mr. Taylor suggested on the other side of the creek something could be designed if they work with the Arborist.

Mr. Heckman remarked work needs to be done to ensure the streambank buffer will not be disturbed.

Mr. Jerguson asked when the 50 foot buffer law was enacted.

County Attorney Mr. Mark Mahler replied 2003.

Mr. Heckman asked would they be willing to work with some of the conditions suggested.

Mr. Jerguson said Mrs. Cantrell (property owner) has owned property since 1944 and broke out parcels in 1999 so it would be grandfathered in.

Mr. Heckman suggested parking in the side and rear instead of facing Bells Ferry road and move the building closer to the front.

Variance 1

Mr. Taylor made motion to approve the streambank encroachment as shown on the site plan with condition that they work with the county arborist to replant. Mr. Jerguson seconded the motion.

Approved 4-0

Variance 2

Mr. Heckman made a motion to approve the front building setback as 15 feet from the new right-of-way. Mr. Jerguson seconded the motion.

Approved 4-0

Case #06-03-017V Dennis Ard requesting a variance to Article 7; Table 7.1A; Minimum District Development Standards. This property is located at 121 Fawn Court in Fawn Ridge Subdivision in Land Lot 1006 of the 15th District and further described as Cherokee County Tax Map 15N05A, Parcel 305. Applicant is requesting a 20-foot variance in the rear to allow construction of a home addition

Vicki Taylor presented the case.

Mr. Ard represented the case to reduce setbacks, neighbor / builder is ok with this.

No one spoke in favor or opposition.

Mr. Heckman made motion to approve. Mr. Jerguson seconded the motion.

Approved 4-0

Case #06-03-018V Site Enhancement Services requesting a variance to Article 11 - Signs of the Cherokee County Zoning Ordinance. This property is located at Hwy 140 and East Cherokee Drive in Land Lot 324 of the 15th District and further described as Cherokee County Tax Map 15N26, Parcel 154G. Applicant is requesting an additional 56 square feet of copy area on the front wall sign and an additional 49.52 square feet on the side wall sign.

Vicki Taylor presented the case.

Courtney Norhad represented the case

No one spoke in favor or opposition.

Mr. Heckman would like to see the sign smaller.

Mr. Taylor commented the sign was very recognizable.

Mrs. Norhad proposed an alternate sign that was 100 square feet.

Mr. Jerguson made motion to approve. Mr. Taylor seconded the motion.

Approved 4-0

Case #06-03-019V Carol Horney requesting a variance to Article 5, Section 5.6A and 5.6C; Accessory Structures. This property is located at 120 Myrtle Road in Victoria Cottage Subdivision in Land Lot 693 of the 21st District and further described as Cherokee County Tax Map 21N10A, Parcel A021. Applicant is requesting a 2,850 square foot variance to allow for a 3,750 square foot building and to be able to construct this building along with a pool in a front yard area.

Vicki Taylor presented the case.

Carol Horney represented the case.

No one spoke in favor or opposition.

Mr. Taylor expressed concern with the garage being larger than the house.

Mr. Heckman looked at the site and commented with the location it would not be in sight.

Mrs. Mumaugh asked about the style and color.

Mrs. Horney replied it would have matching stucco on the garage and home.

Mr. Jerguson made motion to approve. Mrs. Mumaugh seconded the motion.

Approved 4-0

Other Items

Approval of February 2, 2006 Minutes.

The meeting was adjourned 7:30 p.m.