

Cherokee County Zoning Board of Appeals
Public Hearing
MINUTES
Thursday, June 1, 2006

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on June 1, 2006 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Zoning Board of Appeals were Vice Chairman, Roy Taylor, Amy Mumaugh, Greg Elder, and Sean Jerguson. Chairman Evert Hekman did not attend. In attendance for Cherokee County Staff were Mark Mahler, County Attorney, Jeff Watkins, Planning Director and Vikki Chadwick, Senior Clerk. The meeting was called to order at 6:30 pm.

Old Cases

Case #06-04-022V Cary McCallum requesting a variance to Article 5; Section 5.6-12; Accessory Structures. The applicant is requesting a 1 ½ ft height variance for his fence. This property is located in Land Lot 843 of the 15th District and further described as Cherokee County Tax Map 15N22A, Parcel 150.

Vicki Taylor presented the case.

ZBA Board asked applicant for documents from the Engineering Department, applicant misunderstood and thought the ZBA Board members along with Vicki Taylor in Planning & Zoning was going to obtain this information.

Roy made motion to table for 30 days to give applicant time to meet with the Engineering Department and to receive documentation for the next meeting.

Sean Jerguson seconded the motion.

Motion passed to table 4-0

Case #06-05-025V Southern Homes – Fred Hawkins requesting a variance to Article 23, Table 23-2; Conservation Subdivision Regulations. The applicant is requesting a variance to reduce the front building setback along Red Fox Drive to 19.4'. This property is located at 321 Red Fox Drive in Land Lot 40 of the 21st District and further described as Cherokee County Tax Map 21N07A, Parcel 020.

Vicki Taylor presented the case.

Jim Adams a Building Inspector spoke in behalf of the Cherokee County Building Department.

Fred Hawkins represented the case.

Brian Mello spoke in opposition for his Homeowners Association.

Maria Rodriguez spoke in opposition.

Carol Goodman spoke in opposition.

Mr. Hawkins spoke in rebuttal.

Mr. Jerguson made motion to deny.

Mrs. Mumaugh seconded the motion.

Motion to deny passed 4-0.

New Cases

Case #06-06-030V Robert C. & Joan P. Irvine requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to reduce the rear building setback to 20'. The property is located at 184 Darby Road in Land Lot(s) 42, 43 of the 14th District and further described as Cherokee County Tax Map 14N03, Parcel 124.

Vicki Taylor presented the case.

Rob Irvine represented the case.

No one spoke in opposition.

Mrs. Mumaugh made motion to approve as presented.

Mr. Elder seconded the motion.

Motion passed 4-0.

Case #06-06-031V Ima Jean Tritt, Trustee requesting a variance to Article 16.1; Highway 92 Overlay Zoning District. The applicant is requesting to combine parcel 290 and part of 290A into the Overlay. This property is located in Land Lot 1220 and 1229 of the 15th District and further described as Cherokee County Tax Map 15N06, Parcel 290 & part of 290A.

Vicki Taylor presented the case.

Ima Jean Tritt represented the case.

Phillip Griggs spoke in opposition.

Mr. Elder made motion to approve as presented.

Mr. Taylor seconded the motion.

Motion passed 4-0

Meeting Adjourned 8:05