

Cherokee County Zoning Board of Appeals  
Public Hearing  
MINUTES  
**Thursday, July 6, 2006**  
6:30 p.m.

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on July 6, 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 Dupree, and Sean Jerguson. Greg Elder did not attend. In attendance for Cherokee County Staff were Mark Mahler, County Attorney, Vicki Taylor Lee, Zoning Administrator 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 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N22A, Parcel 150.

Vicki Taylor Lee presented the case.

Applicant did not attend.

Mr. Jerguson made motion to deny.

Ms. Dupree seconded the motion.

Motion to deny passed 4-0

**New Cases**

**Case #06-07-032V John & Debra Carruthers** requesting a variance to Article 5 Section 5.6: Accessory Structures. The applicant is requesting a variance to allow a 1' side building setback instead of the required 10' building setback for accessory structures. This property is located in Land Lot 770 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map(s) 03N16B, Parcel 026.

Vicki Taylor Lee presented the case.

Mrs. Carruthers represented the case.

Mr. Taylor made motion to approve with conditions to encroach 9' as presented.

Ms. Dupree seconded the motion.

Motion to approve passed 4-0.

**Case #06-07-033V Abbas Heidani** requesting a variance to Article 23 Section 23.5: Conservation Subdivisions. The applicant is requesting to allow stream buffers as part of the lot area. This property is located in Land Lot 573 & 580 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N03, Parcel (s) 154,154A.

Vicki Taylor Lee presented the case and requested to postpone until the August hearing.

Mr. Jerguson made motion to postpone.

Mr. Hekman seconded the motion.

Motion to postpone passed 4-0.

**Case #06-07-034V Traton Investments, LLC** requesting a variance to Article 7 Table 7.1: Minimum District Development Standards. The applicant is requesting a variance to reduce the required 50' rear setback line to 40'. This property is located in Land Lot 1265 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N12F, Parcel(s) 001,010,010A, 003.

Vicki Taylor Lee presented the case.

Kevin Moore represented the case.

Mr. Jerguson made motion to approve with conditions.

- To replant and enhance the buffer.
- 75% year round screening buffer.
- In accordance with the County Arborist.

Ms. Dupree seconded the motion.

Motion passed 4-0.

**Case #06-07-035V Jack & Joyce Green** requesting a variance to Article 7 Table 7.1A: Minimum District Development Standards The applicant is requesting a variance to reduce the required 50' side yard setback to 25'. This property is located in Land Lot 1064 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map(s) 03N17, Parcel 005.

Vickie Taylor Lee presented the case.

Mr. Green represented the case.

Ms. Dupree made motion to approve as presented.

Mr. Hekman seconded the motion.

Motion passed 4-0.

**Case #06-07-036V Lonnie Dunn** requesting a variance to Article 10, Table 10.1; Buffer Requirements from the zoning ordinance and a variance to Section 5, 5.1 (1) and (2) of the Development Regulations. The applicant is requesting a waiver of the required 35' zoning buffer and a waiver of the county stream bank buffers requirements. This property is located in Land Lot 125 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N12A, Parcel 112.

Vicki Taylor Lee presented the case.

Applicant did not attend.

Mr. Hekman made motion to postpone until August hearing.

Ms. Dupree seconded the motion.

Motion to postpone passed 4-0.

### **Other Items**

Approval of May 4 & June 1, 2006 Minutes