

Cherokee County Zoning Board of Appeals
Public Hearing
Minutes
December 7, 2006
6:30 p.m.

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on November 2, 2006 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Zoning Board of Appeals were Chairman Evert Hekman, Greg Elder, Sean Jerguson and Roy Taylor. Amy Dupree did not attend. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Senior Clerk. The meeting was called to order at 6:30 pm

New Cases

Case #06-12-059V Luis Sanchez requesting a variance to Article 7, Section 7.4-7; No outside storage allowed in NC zoning district. The applicant is requesting a variance to allow outside storage at 8335 Hickory Flat Hwy. This property is located in Land Lot 573 of the 2nd District and further described as Cherokee County Tax Map 02N03, Parcel 158.

Vicki Taylor Lee presented the case.

James Aussenbaugh represented the case.

Mark Shapiro spoke in favor.

Read Blumberg spoke in opposition.

Mr. Hekman closed public comment.

Mr. Jerguson made motion to approve with conditions.

1. Move outside storage back.
2. Screen neighborhood side.

Mr. Elder seconded the motion.

Motion to approve passed 4-0.

Case #06-12-060V Ronnie Haynes requesting a variance to Article 5, Section 5.6C; Size of accessory structures. The applicant is requesting a variance to allow a 1,344 sq ft detached structure instead of the required 900 sq. ft. maximum. This property is located in Land Lot 225 of the 15th District and further described as Cherokee County Tax Map 15N08, Parcel 180.

Vicki Taylor Lee presented the case.

Ronnie Haynes represented the case.

Mr. Hekman closed public comment.

Mr. Jerguson made motion to approve.

Mr. Hekman seconded the motion.

Motion to approve passed 4-0.

Case #06-12-061V Glenn & Marie Miller requesting a variance to Article 11; Signs. The applicant is requesting a variance to allow a 20 sq. ft. sign instead of the required 4 sq. ft. sign in a residential zoning district. This property is located in Land Lot 77 of the 14th District and further described as Cherokee County Tax Map 14N08, Parcel 075.

Vicki Taylor Lee presented the case.

Ron Miller represented the case.

Mr. Hekman closed public comment.

Mr. Jerguson made motion to deny.

Mr. Hekman seconded the motion.

Motion to deny passed 4-0.

Case #06-12-062V Kathy Contino requesting a variance to Article 7. Table 7.1A; Minimum district development standards. The applicant is requesting a variance to allow a 1' side building setback instead of the required 10' building setback. This property is located in Land Lot 54 of the 14th District and further described as Cherokee County Tax Map 14N06B, Parcel 026.

Vicki Taylor Lee presented the case.

Kathy Contino represented the case.

Claire Veutura spoke in opposition.

Lisa Frieze spoke in rebuttal.

Mr. Hekman closed public hearing.

Mr. Jerguson made motion to table until January 4th, 2007.

Mr. Hekman seconded the motion.

Motion to table until January 4th, 2007 passed 4-0.

Case #06-12-063V Jamie Starnes requesting variances to Article 5, Section 5.6C; Size of accessory structures and Article 9, Section 9.3-3; Home occupations. The applicant is requesting a variance to allow a 1,428 sq. ft. accessory structure with a height limit of 35 ft. and to be allowed to have a home office out of this detached structure. This property is located in Land Lot 97 of the 15th District and further described as Cherokee County Tax Map 15N19, Parcel 117A.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

Thomas and Vicky Samuel spoke in opposition.

Mr. Chambers spoke in rebuttal.

Mr. Hekman closed public hearing.

Mr. Jerguson made motion to approve with conditions.

1. 75% year round visual screening at a distance of 70 feet.
2. Restoration of retaining wall and removal of the corner.

Mr. Elder seconded the motion.

Motion to approve passed 4-0.

Other Items

Approval of November 2, 2006 Minutes