

PLEASE PUT ONLINE ZBA MINUTES FOR JAN 2007

**Cherokee County Zoning Board of Appeals
Public Hearing
Minutes**

**Thursday, January 4th, 2007
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, Amy Dupree, Roy Taylor and Elizabeth Semler. In attendance for Cherokee County Staff were Jeff Watkins, Planning Director, Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Senior Clerk. Also, in attendance was Angela Davis, acting County Attorney. The meeting was called to order at 6:30 pm.

New appointee, Elizabeth Semler was sworn in by Ms. Davis

New Cases

Case #07-01-001V Brownstone Associates Inc. requesting a variance to Article 7, Section 7.1A. The applicant is requesting a variance to reduce the required 20 foot front building setback to 11.9 feet at the corner of Bethany Manor Court and Bethany Manor Drive and the required 20 foot front building setback to 5.7 feet at the corner of Bethany Manor Drive and Lower Bethany Road. This property is located in Land Lot 295 of the 14th District and further described as Cherokee County Tax Map 14N27A, Parcel 001.

Vicki Taylor Lee presented the case.

Jonathon Langford represented the case.

Mr. Elder questioned the need for variances on the adjacent corner lot and Mr. Langford explained they had received an administrative variance at that location.

No one spoke in favor or in opposition.

Mr. Evert closed public comment.

Mr. Taylor asked applicant for a landscape plan, as submitted to the Engineering Department and would like to see a demonstration of where the Subdivision entrance sign and landscaping would be located. Mr. Langford responded that he did not have one with him, but all landscaping was in place to Engineering's satisfaction.

Mr. Taylor made motion to approve a 6.25 foot encroachment at the rear and a 3.75 foot encroachment into the front building setbacks with conditions.

Screening 4 foot high along the northwesterly corner aligned with the beveled property line on the corner.

Mr. Elder seconded the motion.

Motion passed 5-0.

Case #07-01-002V LLGS Partnership, LLC. requesting a variance for Lots 2, 3, 24, 25 & 28, Birmingham Fields to Article 7, Table 7.1A.; Minimum District Development Standards. The applicant is requesting a variance to reduce the required 50 foot side building setback to 35 feet on both sides of each lot. This property is located in Land Lot(s) 355, 366 & 427 of the 2nd District and further described as Cherokee County Tax Map 02N02, Parcel 162.

Vicki Taylor Lee presented the case.

2/5/2007

Sharon Griffin represented the case.

Megan Kraski spoke in opposition.

Mrs. Griffin spoke in rebuttal.

Mrs. Lee clarified the variance request.

Mr. Hekman closed public comment.

Board discussed the ability of the builder to move homes further back on some of the lots and having a longer driveway.

Mr. Taylor made motion to approve the requested variance for Lot 25 only.

Ms. Dupree seconded the motion.

Motion passed 5-0.

Case #07-01-004V BWB Enterprises requesting an appeal to Article 16 Overlay district zoning regulations. The applicant is requesting a permitted uses judgment, reduction of the required parking spaces and reduction in the zoning buffers to the west from 75 feet to 20 feet, rear buffer reduced from 75 feet to 40 feet, and the east buffer be reduced from 40 feet to 30 feet. This property is located in Land Lot(s) 1193, 1194 & 1255 of the 15th District and further described as Cherokee County Tax Map 15N30, Parcel 066 & 028.

Vicki Taylor Lee presented the case.

Scott Boze represented the case.

Brenda Sexton spoke in opposition.

Scott Wollam spoke in rebuttal.

Mr. Hekman closed public comment.

Mr. Elder stated that this was not a permitted use in the "Highway 92 Overlay" and he could not support this petition.

Mr. Taylor discussed his opinion on mini-warehouses and commented that the front section as presented looks nicer than the back part.

Mr. Elder recommends a possible rezone.

Mr. Elder made motion to affirm Zoning Administration's decision.

Ms. Dupree seconded the motion.

Motion to affirm passed 5-0.

Case #07-01-005V Joe Jetton requesting a variance to Article 7, Table 7.1A. The applicant is requesting a variance to reduce the required 50 foot front building setback to 34 feet and the required 50 foot side building setback to 48 feet. This property is located in Land Lot 311 of the 3rd District and further described as Cherokee County Tax Map 03N14, Parcel 062.

Jeff Watkins presented the case.

Joe Jetton represented the case.

Linda Flory spoke in opposition.

Lamar Flynn spoke in opposition.

Mr. Jetton spoke in rebuttal.

Mr. Hekman closed public comment.

Mr. Elder made motion to approve a 5 foot front setback variance and a 2 foot side building setback.

Mr. Hekman seconded the motion.

Motion passed 5-0.

Other Items

Election of Officers for 2007.

Ms. Dupree made motion to nominate Evert Heckman as Chairman.

Mr. Elder seconded.

Motion passed.

Mr. Elder made motion to elect Roy Taylor as Vice-Chairman

Ms. Dupree seconded.

Motion passed

Approval of December 7, 2006 Minutes.