

Cherokee County Zoning Board of Appeals
Public Hearing
Minutes
Thursday, May 3rd, 2007
6:30 p.m.

Case #07-03-010V Ray L. Hemphill requesting a variance to Article 10, Section 10.6-7; Stream Bank Buffer Regulations. The applicant is requesting a variance for removal of the 50 foot undisturbed natural buffer along 730 linear feet of intermittent stream. The property is located on Lower Burris Road in Land Lot(s) 178, 179 of the 14th District as Cherokee County Tax Map 14N13, Parcel(s) 66, 67, 68.

Vicki Taylor Lee re-introduced the case to the Zoning Board of Appeals.

Parks Huff addressed the board.

Discussion ensued with the board members and Mr. Huff.

Geoff Morton spoke in behalf of the Cherokee County Engineering Department and recommended approval.

Greg Whiteside spoke in favor of the case.

Kevin Norton with Paulson Mitchell spoke in favor of the case.

Joseph Peake County Attorney addressed the board to clarify an e-mail that was sent to the applicant.

Mr. Hekman made motion to deny the variance requested.

Seconded by Mr. Taylor.

Motion to deny passed 5-0.

Case #07-04-018V Lillian F. Milne requesting a variance to Article 23, Table 23-2 (Old Regulation Conservation Subdivision). The applicant is requesting a variance to reduce the required 30' front and 10' side setback to allow access to a handicap portico from the home. This property is located in Land Lot 648 of the 3rd District and further described as Cherokee County Tax Map 03N04B, Parcel 040.

Vicki Taylor Lee re-introduced the case to the Zoning Board of Appeals.

Chuck Milne addressed the board.

Ms. Dupree made motion to approve with conditions.

- Approval of the homeowners association.

Mr. Elder seconded the motion.

Mr. Taylor made a friendly amendment to include document of new drawing showing 2' encroachment onto the building side yard setback as a condition.

Motion passed 5-0.

Case #07-04-015V Steve Ray requesting a variance to Article 7.7-38. The applicant is requesting a variance to allow parking in the front yard setback area for a church. This property is located at 6075 Turner Hill Road in Land Lot 836 of the 15th District and further described as Cherokee County Tax Map 15N22, Parcel 229.

Vicki Taylor Lee presented the case to the Zoning Board of Appeals.

Steve Ray represented the case.

Alex Semenyuk spoke in favor.

Alan Brock spoke in opposition.

Mr. Hekman closed public comment.

Mr. Hekman made motion to approve with conditions.

- Allow to encroach along North property line up to 20' undisturbed buffer line.
- And to landscape to 50% capacity year round to provide screening.

Mr. Taylor seconded the motion.

Motion passed 5-0.

Case #07-05-020V Kim Hart requesting a variance to Article 5, Section 5.6(c). The applicant is requesting a variance to allow a 1,800 sq. ft. detached accessory structure. This property is located at 215 Valleyside Drive in Land Lot 1123 of the 3rd District and further described as Cherokee County Tax Map 03N24A, Parcel 012.

Vicki Taylor Lee presented the case to the Zoning Board of Appeals.

Charles and Kim Hart represented the case.

No one spoke in favor or in opposition.

Mr. Hekman closed public comment.

Discussion ensued with the board members.

John Cavender spoke on behalf of the Cherokee County Building Department.

Mr. Taylor made motion to approve with conditions.

- Accept the building to remain on-site, it needs to be visually screened primarily from the residents of the eastern property at 50% screening with plants a minimum of 8' in height.
- No business allowed.

Mr. Hekman seconded the motion.

Motion passed 5-0.

Case #07-05-022V Mark Demis (Bethany Land Company) requesting a variance to Article 7, Section 7.7-39. The applicant is requesting a variance to allow a total of 7 parking spaces for an amenity area. This property is located at 106 Willow Overlook Lane, Seasons Preserve @ Hickory Flat Subdivision, in Land Lot(s) 247, 248, 257, 258 of the 15th District and further described as Cherokee County Tax Map 15N26, Parcel 021.

Vicki Taylor Lee presented the case to the Zoning Board of Appeals.

Mark Demis represented the case.

No one spoke in favor or in opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to approve with conditions.

- Accept the new landscaped enhanced sketch.
- And the landscaped enhanced sketch along Stringer Road followed thru all the way to the corner property line.

Mr. Taylor seconded the motion.

Motion passed 5-0.

Case #07-05-023V Frank Gonzalez requesting a variance to Article 5, Section 6. The applicant is requesting a variance to allow an in-ground pool in the front yard area. The property is located at 1426 Reed Lane in Allatoona Downs Subdivision in Land Lot 545

of the 21st District and further described as Cherokee County Tax Map 21N09, Parcel 483.

Vicki Taylor Lee presented the case to the Zoning Board of Appeals.

Frank Gonzalez represented the case.

No one spoke in favor or in opposition.

Mr. Hekman closed public comment.

Mr. Hekman made motion to approve with conditions.

- Heavy vegetation along the east side between the fence and the property line.

Mr. Taylor seconded the motion.

Motion passed 5-0.

Other Items

Approval of April 12th, 2007 Minutes.

Meeting adjourned 8:30 P.M.