

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

Thursday, December 6, 2007

6:30 PM

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on December 6, 2007 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Zoning Board of Appeals were Chairman Evert Hekman, Elizabeth Semler, Greg Elder, 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.

**CASE #07-12-056V – Fulbright Custom Homes** is requesting a variance to Article 23, Table 23.2 to reduce the required 30 front setback by 6 feet resulting in a 24 foot front building setback. Property is located in Governors Preserve, at 2087 Harmony Drive in Canton in Land Lot 316 of the 14<sup>th</sup> District, 2<sup>nd</sup> section, and further described as Cherokee County Map Number 03N04B, Parcel 092 and is 1.10 acres.

Vicki Taylor Lee presented the case.

Charles Fulbright represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Hekman closed public comment.

Mr. Elder made motion to approve.

Mr. Taylor seconded the motion.

Motion passed 4-0.

**CASE #07-12-057V – Robert E. Lemke, Jr.** is requesting a variance to Article 9, Sections 9.3-2, 9.3-3, and 9.4-9. Applicant is requesting a variance to allow a home based business in an accessory structure. Property is located at 937 Roper Road in Canton in Land Lot 421 of the 2<sup>nd</sup> District and is further described as Cherokee County Map Number 02N07, Parcel 069 and is 1.07 acres.

Vicki Taylor Lee presented the case.

Robert Lemke Jr. represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to declare this as an agricultural business and a variance would not be needed in this case.

Mr. Elder seconded the motion.

Motion passed 4-0.

**CASE #07-12-058V – Bobby Ochs – ALDI, Inc.** is requesting a variance to Article 10, Table 10.1 to reduce the 35 foot zoning buffer along the east property line to 10 feet. Property is located on Eagle Drive in Woodstock in Land Lots 935 and 938 of the 15<sup>th</sup> district and is further described as Cherokee County Map Number 15N05, part of Parcel 144 and is 2.688 acres.

Vicki Taylor Lee presented the case.

Kirk Buttle represented the case.

No one spoke in favor.

Chris Maher spoke in opposition.

Wayne Van de Ryt spoke in opposition.

Mr. Buttle spoke in rebuttal.

Mr. Hekman closed public comment.

Mr. Taylor made motion to approve with conditions.

1. The encroachment is confined to the east boundary.
2. Remaining buffer to be replanted to county standards working with the County Arborist.

Mrs. Semler seconded the motion.

Motion passed 4-0.

**Case #07-12-059V – The Orchards of East Cherokee, LLLP.** is requesting a variance to Article 7, Section 7.7-39 f (1) to reduce the number of required parking spaces for the amenity area from 20 to 9. Property is located at 110 Orchards Circle, Woodstock in Land Lots 325, 361, 396 and 397 of the 15<sup>th</sup> district and is further described as Cherokee County Map Number 15N26, Parcel 139 and is 19.44 acres.

Vicki Taylor Lee presented the case.

Steve Roe represented the case.

No one spoke in favor.

No spoke in opposition.

Mr. Hekman closed public comment.

Mr. Hekman made motion to approve.

Mr. Elder seconded the motion.

Motion passed 4-0.

### **OTHER ITEMS**

Case # 07-05-020V Kim Hart

Vicki Taylor Lee brought the case up regarding the conditions placed upon to amend the conditions until further notice.

Mr. Taylor made motion to allow the erected fence as sufficient for screening for now due to the water restrictions. At a later date the County Arborist will work with Ms. Hart to replant to meet the conditions placed on the applicant on May 3, 2007.

Mr. Elder seconded the motion.

Motion passed 4-0.

Approval of November 1, 2007 minutes.

Adjourned 7:30 P.M.