

Approved 4/3/2014

**Cherokee County Zoning Board of Appeals
Public Hearing
Minutes
Thursday, March 6, 2014
6:30 p.m.**

The Cherokee County Zoning Board of appeals held its regularly scheduled meeting on Thursday, March 6, 2014 in Cherokee Hall of the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Elizabeth Semler, Roy Taylor, Bill Dewrell, Cynthia Castello and Melissa Range. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Tamala Davis, Planning Technician.

The meeting was called to order at 6:32 p.m.

The first case, **Case #14-03-005V Bascomb United Methodist Church** requesting a variance to Article 8, Section 8.10.8, Signage for Neighborhood Edge. The applicant is requesting a variance to allow an LED sign in the Bells Ferry Corridor. The property is located at 2295 Bascomb Carmel Road in Land Lot 1080 of the 15th District and Land Lot 1045 of the 21st District and further described as Cherokee County Tax Map 15N05, Parcel 141.

Ms. Lee presented this case. Ms. Lee discussed staff comments, location of property, gave adjacent zoning and noted she has received no letters in support of or in opposition to the requested variance. She stated the church would like to replace the older sign with a new sign. Ms. Lee stated the height, size and type sign is they are requesting is allowed in all areas other than the Bells Ferry Overlay. She stated it appears the proposed location is behind a fence and between a couple of trees but if they are taking down the other sign, staff has no objection to this request. Ms. Lee stated regardless, we send Engineering out to verify sight visibility for at whatever location they choose to put it.

Harden Hopper, Pastor of Bascomb United Methodist Church represented this case. He stated the fence has been removed and the sign would be located in front of the sanctuary. Mr. Harper stated they will remove the other sign once the new one is constructed.

Ms. Semler asked if there was anyone to speak in support or opposition. There being none, she closed public comment.

Mr. Taylor wanted to confirm that they are voting on the lower monument sign and not the pole sign included in the application.

Mr. Hopper stated yes, it would be the lower monument sign and the base is the full length of the sign.

Ms. Range asked about the LED signs and the issues we have had in the past in how often they can change.

Ms. Lee stated we have a new regulation where they can change every 60 seconds.

Mr. Dewrell made a motion to approve as submitted. Seconded by Mr. Taylor. Unanimous approval.

Next case, **Case #14-03-006V Jonna Roopus with Cherokee Imaging** requesting a variance to Article 11, Section 11.8,1. The applicant is requesting a variance to allow a third wall sign. The property is located at 2000 Village Professional Drive in Land Lot 355 of the 15th District and further described as Cherokee County Tax Map 15N08, Parcel 017C.

Ms. Lee presented this case. Ms. Lee discussed staff comments, location of property, gave adjacent zoning and noted she has received no letters in support of or in opposition to the requested variance. She stated there is an urgent care sign on one wall and village medical sign on the end wall. She stated they are requesting to allow an imaging sign to the left of the entrance that will be the same type and size.

Jonna Roopus represented this case. Ms. Roopus stated she did not have any additional information than what Staff has already presented.

Ms. Semler asked if there was anyone to speak in support or opposition. There being none, she closed public comment.

Ms. Semler made a motion to approve as presented. Seconded by Ms. Range. Unanimous approval.

The last case, **Case #14-03-007V CRP EAH JM, LLC** requesting a variance to Article 7, Table 7.1A. The applicant is requesting a variance to allow side building setbacks to be 5 feet on one side of the property line and 15 feet on the other side for every lot while maintaining the 20 feet between structures in the proposed subdivision. This variance is requested in order to allow space for side entry garages. The property is located at 2235 Jamerson Road and 295 Hames Road in Land Lots 1276, 1277 of the 15th District and further described as Cherokee County Tax Map 15N18, Parcels 130 and 157.

Ms. Lee presented this case. Ms. Lee discussed staff comments, location of property, gave adjacent zoning and noted she has received no letters in support of or in opposition to the requested variance. She stated the applicant is requesting to shift the setbacks to one side and still maintain the 20 foot building separation to allow side entry garages for all houses.

Mr. Kelly Rhino represented this case. Mr. Rhino stated they decided to go with larger lots and would like a nicer product here and felt like the side entry is the way to do it.

Ms. Semler asked if there was anyone to speak in support or opposition. There being none, she closed public comment.

Mr. Taylor asked Staff should this not be a rezone instead of a variance since this would for the entire subdivision.

Ms. Lee stated it would be a variance since we are only changing setbacks. She stated we are not changing land use, lot widths, lot sizes, etc. Ms. Lee stated they are only sliding the side setbacks but still maintaining the 20 foot building separation between homes.

Mr. Dewrell made a motion to approve with a condition for the applicant to maintain the 20 foot building separation. Seconded by Ms. Castello. Unanimous approval.

The other items on the agenda were the approval of January 9, 2014 Minutes and February 6, 2014 Minutes.

Ms. Semler made a motion to approve the revised January minutes. Seconded by Ms. Castello. Unanimous approval.

Ms. Semler made a motion to approve the revised February minutes. Seconded by Ms. Range. Four (4) in favor, one (1) abstained. Mr. Dewrell abstained since he was not in attendance.

Mr. Taylor made a motion to adjourn. Seconded by Ms. Castello. Unanimous approval. The meeting adjourned at 6:47 p.m.