

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

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on Thursday, November 6, 2014 in Cherokee Hall of the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Elizabeth Semler, Cindy Castello, Melissa Range and Roy Taylor. Bill Dewrell was not in attendance. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator, Tamala Davis, Planning Technician and Paul Frickey, County Attorney.

The meeting was called to order at 6:30 p.m.

Case #14-11-025V Canco General Contractors requesting a variance to Article 7, Section 7.5-3.4c of the Cherokee County Zoning Ordinance. The applicant is requesting a variance to eliminate screening requirement. The property is located at 125 Union Hill Trail in Land Lots 1007 and 1008 of the 3rd District and further described as Cherokee County Tax Map 14N29, Parcel 139D.

Vicki Lee presented this case. Ms. Lee discussed staff comments, location of property, gave adjacent zoning and noted staff's recommendation.

John Prawl, Owner of Canco General Contractors represented this case. Mr. Prawl stated the Pastor made a decision to change the plans to provide a stairway on the exterior of the building for children to exit to the parking lot and moved the interior stairway outside behind the air conditioning. Mr. Prawl submitted pictures to the Board to view. Mr. Prawl stated he was not aware of the most recent email that went out stating to add plantings. He stated they have no issues with adding plantings however he doesn't feel it is necessary since it can't be seen from the road. Mr. Prawl stated they have someone who will donate Cypress Trees if needed to plant along the front.

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

Mr. Taylor asked when the plans were changed why were the plans not submitted for approval. Mr. Prawl stated he confirmed in July or early August that the plans had been approved however was not aware that the Engineer had been discussing these issues with the Planning Department.

Ms. Semler asked Mr. Prawl if he has the revised plans. Mr. Prawl stated no, he does not have these plans with him.

Ms. Lee stated she was informed that the revised plans have never been approved, the stamped plans they were using on site was the first submittal that did not include the third stairs.

Mr. Taylor asked if there were any letters submitted to the applicant. Ms. Lee stated all comments were in Eplan.

Mr. Taylor stated it seems like an email was sent over a month ago for you to add plantings to provide screening to meet requirements and if this would have been done then we would not be meeting on this tonight.

Ms. Range asked if they have any problems with adding the plantings. Mr. Prawl stated he feels there are plenty of plantings already in place.

Ms. Semler made a motion to approve this application with the condition to meet with County Arborist and Margaret Stallings for additional screening as necessary. Seconded by Ms. Castello. Unanimous approval.

Case #14-11-024V Aaron Investments, Inc. requesting a variance to Article 8.12.8 and Article 11, Table 11.1 of the Cherokee County Zoning Ordinance. The applicant is requesting a variance to allow the use of a proposed digital sign and increase the signage in allowable copy area. The property is located at 100 Robin Road in Land Lots 1189 and 1190 of the 21st District and further described as Cherokee County Tax Map 15N06, Parcel 087C.

Ms. Lee stated the applicant has requested this case be postponed due to scheduling conflicts.

Mr. Taylor made a motion to approve this request to postpone. Seconded by Ms. Castello. Unanimous approval.

Case #14-11-026V Brickyard Transmission requesting a variance to Article 16, Section 16.2.5 and Bells Ferry Community Design Guidelines. The applicant is requesting a variance to allow a 52 front building setback. The property is located at 5470 Bells Ferry Road in Land Lots 1224 and 1225 of the 15th District and further described as Cherokee County Tax Map 15N06, Parcel 180.

This case was postponed due to failure to post sign.

The last item was the approval of October 2, 2014 Minutes. Ms. Semler made a motion to approve. Seconded by Ms. Range. Unanimous approval.

Ms. Semler made a motion to adjourn. Seconded by Ms. Castello. The meeting adjourned at 7 p.m.