

**Cherokee County Zoning Board of Appeals
Public Hearing Minutes
Thursday, December 4, 2014
6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on Thursday, December 4, 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 Bill Dewrell. Roy Taylor 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 6:37 p.m.

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.

This case was postponed due to applicant not providing proof of sign postings.

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.

Ms. Semler stated since the applicant is running a little behind, the Board would move forward with the approval of the minutes.

Ms. Semler made a motion to approve the November 6, 2014 Minutes. Seconded by Ms. Range. Two (2) in favor (Ms. Semler and Ms. Range) and two (2) abstained (Mr. Dewrell and Ms. Castello).

Ms. Semler made a motion to adopt 2015 Calendar. Seconded by Ms. Castello. Unanimous approval.

The Board waited a few more minutes for the applicant to arrive at the meeting.

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

Mike Collier with Brickyard Transmission represented this case. Mr. Collier stated he understands the idea of the Ordinance however this is one of the last lots of the older part of Bells Ferry. He stated this lot is triangular shaped and provided a rendering to the Board. He stated they are not doing the work on site, he stated they are a subsidiary of a larger company

called Powertrain Solutions located out of Fairburn, Georgia. He stated also that some of the adjoining property owners have given them an access easement for the driveway cut.

Ms. Semler asked if there is anyone in support of or in opposition to the application. There being none, she closed the public comment.

Mr. Dewrell asked if the buffers are still in place for the adjoining residential lots. Ms. Lee stated yes there is a buffer.

Ms. Castello asked the applicant if he has had any discussions with the adjoining day care regarding any noise concerns. Mr. Collier stated there will be minimum noise and the Ordinance states they are not allowed to work on any vehicles in the parking lot area and all work has to be done inside.

Ms. Semler made a motion to approve with staff's recommendation that all other criteria of the Bells Ferry Community Guidelines are met. Seconded by Ms. Castello. Unanimous approval.

Ms. Semler made a motion to adjourn. Seconded by Mr. Dewrell. Unanimous approval. The meeting adjourned at 7:00 p.m.