

**Cherokee County Zoning Board of Appeals  
Public Hearing Minutes  
Thursday, May 7, 2015  
6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regular public hearing on Thursday, May 7, 2015 in Cherokee Hall of the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Elizabeth Semler, Cindy Castello, Bill Dewrell, Melissa Range and Marla Doss. 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 6:36 p.m.

**Case #15-04-011V John Roegge/Hilton Displays** requesting a variance to Article 11, Table 11.1. The applicant is requesting a variance to allow a 28.1 square foot sign on a 21.3 foot wall face and a variance to allow modern horizontal bands on sign area with bright green/blue on facade. The property is located at 130 North Point Parkway in Land Lot 1243 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N06, Parcel 005J.

Vicki Lee presented the case. Ms. Lee discussed staff comments, location of property, gave adjacent zoning and noted staff's recommendation. She stated she has received no letters in support or in opposition to this request.

John Roegge with Hilton Displays represented this case. Mr. Roegge stated they have substantially more frontage than what they are currently asking for. He stated the way the Ordinance is written it unfairly hinders the overall square footage that they originally requested.

Mark Linkish with Clipper Petroleum came forward to speak regarding the architectural features of the building. He stated they developed the Dunkin Donuts and it looked odd not upgrading the other side. He stated they thought the plans were okay without a variance and were later informed that was not the case.

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

Mr. Dewrell made a motion to approve. Seconded by Ms. Castello. Unanimous approval.

**Case #15-05-012V John Groves** requesting a variance to Article 7, Table 7.1A. The applicant is requesting a variance to reduce the north side building setback from 50 feet to 25 feet for construction of a home. The property is located at 130 Sugar Lake Drive in Land Lot 226 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N07, Parcel 192.

Vicki Lee presented the case. Ms. Lee discussed staff comments, location of property, gave adjacent zoning and noted staff's recommendation. She stated she has received no letters in support or in opposition to this request.

John Groves represented this case. Mr. Groves stated this is a long rectangular piece of property with the widest part of the lot being only 66 feet wide. He stated they are needing an extra 25 feet to construct their home.

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

Ms. Semler stated this is an unusual shaped lot.

Ms. Semler made a motion to approve. Seconded by Ms. Castello. Unanimous approval.

**Case #15-05-013V David McClain** requesting a variance to Article 7, Table 7.1A. The applicant is requesting an additional 6.4 foot variance to reduce the west side property line to 33.6 feet and an additional 2.1 foot variance to reduce the east side property line to 37.9 feet for construction of a home. The property is located at 6286 Union Hill Road in Land Lots 64 and 65 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N01, Parcel 169.

Vicki Lee presented the case. Ms. Lee discussed staff comments, location of property, gave adjacent zoning and noted staff's recommendation. She discussed the previous variance request. She stated she has received no letters in support or in opposition to this request.

David McClain and Charles Cook represented this case. Mr. McClain stated the topography of the lot made it a challenge to construct their home. He stated the home is pushed over to one side and sits farther back from the front than the adjoining lots.

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

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

**Case #15-05-014V Mike and Carol Glover** requesting a variance to Article 7, Table 7.1A. The applicant is requesting a variance to reduce the front building setback from 50 feet to 20 feet for construction of an attached garage. The property is located at 150 McGarity Road in Land Lot 232 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N07, Parcel 132A.

Vicki Lee presented the case. Ms. Lee discussed staff comments, location of property, gave adjacent zoning and noted staff's recommendation that if variance is granted a vegetative screen be provided between the new construction and the right-of-way of McGarity Road. She stated she has received no letters in support or in opposition to this request.

Mike Glover represented this case. Mr. Glover stated they misinterpreted the setback requirement when they called in to request information regarding the building of the garage. He discussed the topography, creek and wetlands area. He stated you can barely see the home now from the road due to existing vegetation.

Mr. Dewrell made a motion to approve with the condition that the applicant work with Planning Staff to provide a vegetative screen between the new construction and the right-of-way of McGarity Road. Seconded by Ms. Castello. Unanimous approval.

**Case #15-05-015V Eddie Jordhoy/Trivesta Linens** requesting a variance to Article 7, Table 7.1A. The applicant is requesting a variance to reduce the north side building setback from 25

feet to 10 feet for construction of a building. The property is located at 580 Wilbanks Drive in Land Lot 432 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 14N26, Parcel 056.

Vicki Lee presented the case. Ms. Lee discussed staff comments, location of property, gave adjacent zoning and noted staff's recommendation. She stated she has received no letters in support or in opposition to this request.

Eddie Jordhoy represented this case along with Michael Rich, Civil Engineer. Mr. Jordhoy stated they are requesting to build a warehouse. He stated there will be no traffic from customers and UPS comes once a day. He stated this would be a perfect location for them.

Mr. Rich stated this is a topographically challenged lot with a detention facility that takes up 1/3 of the lot along with some floodplain.

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

Ms. Semler made a motion to approve. Seconded by Ms. Castello. Unanimous approval.

Ms. Semler made a motion to approve April 2, 2015 Minutes. Seconded by Mr. Dewrell. Four in favor, one abstained (Ms. Range).

Ms. Semler made a motion to adjourn. Seconded by Mr. Dewrell. Unanimous approval. The meeting adjourned at 7:02 p.m.