

Approved 9/5/2019

**Cherokee County Zoning Board of Appeals
Public Hearing Minutes
Thursday, August 1, 2019
6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regular public hearing on Thursday, August 1, 2019 in Cherokee Hall of the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Elizabeth Semler, Tim Ragsdale, Lisa Tressler, and Marla Doss. Vice Chairman Melissa Range was not in attendance. In attendance for Cherokee County Staff were Michael Chapman, Zoning Manager, Tamala Davis, Planning Technician, and Paul Frickey, County Attorney. The meeting was called to order at 6:30 p.m.

Ms. Semler stated Case #19-08-044V has requested to be withdrawn. Ms. Semler made a motion to approve this request for withdrawal. Seconded by Ms. Tressler. Motion passed 4-0.

Case #19-08-042V Phillip Tyson Swann at 4570 Knox Bridge Highway requesting a variance to Cherokee County Zoning Ordinance, Article 7, Table 7.1A: Minimum District Development Standards to encroach a maximum of eight (8) feet into the front building line setback. Also, Article 5.6 Accessory Uses and Structures - A. Location on Lot to allow the garage in the front yard area. The property is located in Land Lot 17 of the 22nd District and further described as Cherokee County Tax Map 22N12, Parcel 152A.

Michael Chapman presented this case. Mr. Chapman discussed location of property, surrounding zoning and staff comments. He stated the Planning and Zoning Department has not received any letters in support of or in opposition to this variance request on file. He stated based on the available evidence, there are exceptional conditions which are peculiar to the particular piece of property in question because of its access, shape, and topography. As a result, the Planning and Zoning Department does not object to the variance as requested.

Mr. Swann represented this case. Mr. Swann stated Mr. Chapman covered what he is requesting in his report.

There was no one present to speak in support of or in opposition to this application.

Ms. Semler asked Mr. Swann has he talked to the adjoining neighbors. He stated yes, and they have no objection.

Ms. Semler made a motion to approve as submitted. Seconded by Mr. Ragsdale. Motion passed 4-0.

Case #19-08-045V Dahlco Goal Line Partners EC at 8023 Cumming Highway requesting a variance to Cherokee County Zoning Ordinance, Article 11 - Signs and Outdoor Advertising to allow three (3) signs on the canopy and signage on all gas pumps. The property is located in Land Lot 806 of the 3rd District and further described as Cherokee County Tax Map 03N10, Parcel 113.

The applicant was not present. Mr. Chapman stated he has not received anything in writing designating someone else to speak on their behalf. Mr. Chapman briefly left the hearing room to see if anyone affiliated with the case was waiting outside. Mr. Chapman encountered Michael Furnace outside the hearing room. Mr. Furnace presented himself to the board and stated he was informed that morning to come to the meeting to represent this case.

Ms. Semler stated she would feel more comfortable if they followed the procedure they have in the past for when the applicant has not provided authorization to staff for someone to speak on their behalf.

Ms. Semler made a motion to postpone this application until the next meeting in September. Seconded by Ms. Doss. Motion passed 4-0.

Ms. Tressler made a motion to approve the July 11, 2019 Meeting Minutes. Seconded by Mr. Ragsdale. Motion passed 4-0.

Ms. Semler made a motion to adjourn. Seconded by Ms. Tressler. Motion passed 4-0. The meeting adjourned at 6:45 p.m.