

Cherokee County Zoning Board of Appeals
Public Hearing
Agenda
Thursday, May 1, 2003
6:30 p.m.

Old Cases

Case #03-04-010A Tim McCleskey requesting a variance to Article 16, Section 16.1; Hwy 92 Overlay Regulations. The applicant is requesting a variance for part of parcel 562 to be taken out of the Hwy 92 Overlay. This property is located at 3321 Trickum Road in Land Lot 1131 of the 15th District and further described as Cherokee County Tax Map 15N24, Part of Parcel 562.

Applicant requested to be tabled for 30 days.

Case #03-04-011A American Exclusives requesting a variance to Article 7, Table 7.1A; Setback Requirements. The applicant is requesting a variance of 4' 3" to allow a sunroom to encroach into the 10' side yard setback. If approved, this would allow the side setback to be 5'9". This property is located at 1162 Britley Park Lane in Britley Park Subdivision in Land Lot 902 of the 21st District and further described as Cherokee County Tax Map 15N05F, Parcel 175.

New Cases

Case #03-05-013A Powertel/Atlanta, Inc. requesting a variance to Article 7, Section 7.7-27(c), Setbacks for Telecommunication Towers. The applicant is requesting a variance to reduce the setback on the south side to 84', reduce setback on the east side to 64' and reduce the setback to 35' on the north side. The Cherokee County Zoning Ordinance requires the setback for a tower to be equivalent to the tower height from all sides. The proposed tower would be 180' in height. This property is located at 506 Industrial Drive in Land Lot 1220 of the 15th District and further described as Cherokee County Tax Map 15N06E, Parcel 251.

Case #03-05-014A Highridge Partners, Inc. requesting a variance to Article 16, Section 16.1; Hwy 92 Village Ordinance. The applicant is requesting a variance to include parcel(s) 293 and 295 into the Hwy 92 Overlay. This property is located at 5882 Priest Road and 5894 Priest Road in Land Lot 1127, 1128 of the 21st District and further described as Cherokee County Tax Map 21N06, Parcel(s) 293, 295.

Case #03-05-015A Legendary Homes, Inc. requesting a variance to the former Article 8, Table 8.1; PUD Regulations. The applicant is requesting a variance to encroach 3'6" into the required 10' side building setback. This property is located inside BridgeMill Subdivision at 314 Orchard Walk in Land Lot 137 of the 15th District and further described as Cherokee County Tax Map 15N07, Parcel(s) 278.

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Case #03-05-016A Casey R. Joyner requesting a variance to Article 5, Section 5.6 Accessory Structures. The applicant is requesting a variance of 8.9' to allow an existing accessory structure to be located 1.1' from the property line. The Cherokee County Zoning Ordinance requires a 10' building setback for an accessory structure. This property is located at 1378 Bart Manous Road in Land Lot 106 of the 15th District and further described as Cherokee County Tax Map 15N25, Parcel(s) 204A.

Case #03-05-017A R. J. Lewis, Inc. requesting a variance to Article 23; Conservation Subdivision, Section 23.2; Setback Requirements. The applicant is requesting a variance for an encroachment of 4'6" along Laurel Ridge Drive and an encroachment of 4'8" along Willow Court. The Cherokee County Zoning Ordinance requires a 30' front building setback. This property is located in Laurel Ridge Subdivision at 201 N. Willow Court in Land Lot(s) 39, 40, 41 of the 2nd District and further described as Cherokee County Tax Map 02N13, Parcel 067.

Case #03-05-018A Greg and Donna Goodall requesting a variance to Article 5; Accessory Structures, Section a and c. The applicant is requesting a variance of 3' to allow a 7' building setback for an accessory structure and a variance to allow this accessory structure to be 1,152 sq. ft. in size instead of the required 900 sq. ft. This property is located at 619 Water Tank Road in Land Lot(s) 924, 925 of the 3rd District and further described as Cherokee County Tax Map 03N11, Parcel 134.

Case #03-05-019A Penney Davis requesting a variance to Article 7, Section 7.7-45(a). The applicant is requesting a variance to allow a private school on a four (4) acre tract of land instead of the five (5) acre requirement. This property is located at 4095 N. Arnold Mill Road in Land Lot(s) 822 of the 15th District and further described as Cherokee County Tax Map 15N28, Part of Parcel 009B.

Other Items

Approval of April 3, 2003 Minutes.