

**Cherokee County Zoning Board of Appeals**  
**Public Hearing Agenda**  
**Thursday, September 7, 2017**  
**6:30 p.m.**

**Case #17-09-038V Todd & Elizabeth O'Connor** at 588 Conns Creek Road is requesting variances to Article 5, Sections 5.6 – Accessory Structures; Section 5.6 A – Location and Section 5.6 C - Height of the Zoning Ordinance to allow a twelve (12) foot variance to the front building setback of 80 feet and a four (4) foot variance to the height restriction. The property is located in Land Lots 161 and 162 of the 3rd District and further described as Cherokee County Tax Map 03N13, Parcel 021.

**Case #17-09-039V Mosaic Oaks, LLC.** at 7935 Midway Road is requesting variances to Article 5, Section 5.6 for a barn in the front yard area; and Article 7, Table 7.1A – Minimum District Development Standards of the Zoning Ordinance to reduce interior setbacks around barn to ten (10) feet and reduce interior setbacks between proposed Lot 2 and Lot 3 to twenty-five (25) feet. The property is located in Land Lot 35 of the 2nd District and further described as Cherokee County Tax Map 02N13, Parcel 190.

**Case #17-09-040V AJC Holdings** at 6460 Highway 92 is requesting variances to Article 8, Section 8.12.8; Article 11, Section 11.5-5, I. 2; Table 11.1; Article 13, Section 13.10 of the Zoning Ordinance to allow a change to a non-conforming sign to a 12 mm high resolution digital sign in the Bells Ferry LCI and to allow an increase the height of the existing sign up to 1.0 foot. The property is located in Land Lot 1189 of the 21st District and further described as Cherokee County Tax Map 15N06, Parcel 080.

**Case #17-09-041V Marietta Carpentry, LLC.** at 1085 Britley Park Lane is requesting a variance to Article 7, Table 7.1A Minimum District Development Standards of the Zoning Ordinance to allow a six (6) foot variance to the ten (10) foot side building setback. The property is located in Land Lot 902 of the 21st District and further described as Cherokee County Tax Map 15N05F, Parcel 008.

**Case #17-09-042V Highland Falls, LLC.** at 190 Bryon Road 5399 Highway 92 and is requesting a variance to Article 16, Section 16.1.3 Boundaries to allow the entire property to be developed under the Highway 92 Village Overlay. The property is located in Land Lot 1184 of the 21st District and further described as Cherokee County Tax Map 15N05, Parcels 145 and 153.

**Approval of Minutes**

Approval of July 20, 2017 Minutes

Approval of August 3, 2017 Minutes