

Cherokee County Zoning Board of Appeals
Public Hearing Agenda
Thursday, May 3, 2018
6:30 p.m.

Old Cases

Case #18-04-011V Justin and Virginia Wasilkowski at 1828 Kellogg Creek Road requesting a variance to Article 5, Section 5.6 – Accessory Uses and Structures to allow an accessory building (barn) within the front yard area. In addition, a variance to Article 5, Table 5.4 – Accessory Structure Standards to allow two (2) additional accessory structures for a total of three (3). RD-3 allows for one (1) accessory structure. The property is located in Land Lots 834 and 895 of the 21st District and further described as Cherokee County Tax Map 21N10, Parcel 013.

New Cases

Case #18-04-012V Chick-fil-A, Inc. at 6114 Hickory Flat Highway requesting a variance to Article 11, Section 11.6 – Permitted Signs by Type and Zoning District to allow one (1) blade sign and (1) additional wall sign for a total of three (3) wall signs and one (1) blade sign. The property is located in Land Lots 253, 323 and 324 of the 15th District and further described as Cherokee County Tax Map 15N26, Parcel 131.

Case #18-05-015V Todd Loyet at 145 Ridge Drive requesting a variance to Article 7, Table 7.1A Minimum District Development Standards requesting a ten (10) foot variance to the required fifteen (15) foot side building setback. The property is located in Land Lot 354 of the 15th District and further described as Cherokee County Tax Map 15N08, Parcel 040.

Case #18-05-016V Patrick Savage at 173 Watkins Road requesting a variance to Article 7, Table 7.1A Minimum District Development Standards requesting a nineteen (19) foot variance to the required fifty (50) foot side building setback. The property is located in Land Lot 1282 of the 3rd District and further described as Cherokee County Tax Map 03N12, Parcel 131.

Case #18-05-017V Kelly and Janet Dempsey at 113 Gail Court requesting a variance to Article 8, Section 8.5-2 of the Planned Unit Development (PUD) Regulations to reduce the front building setback from twenty-five (25) feet to ten (10) feet. The property is located in Land Lot 230 of the 22nd District and further described as Cherokee County Tax Map 22N17, Parcel 040.

Case #18-05-018V Altair Sign & Light at 2243 Cumming Highway requesting a variance to Article 11, Table 11.1 – District Requirements for Permanent Signs of the Cherokee County Zoning Ordinance. The applicant is requesting a variance to allow an additional 108.4 square feet to be added to the permitted 75 square feet of copy area for a total of 183.4 square feet for a wall sign. In addition, the applicant is requesting to add three (3) additional wall signs for a total of five (5) wall signs. The property is located in Land Lot 239 of the 14th District and further described as Cherokee County Tax Map 14N23A, Parcel 022.

Case #18-05-019V Jim Chapman Homes at 218 Sweetbriar Club Drive, 220 Sweetbriar Club Drive, 222 Sweetbriar Club Drive and 224 Sweetbriar Club Drive requesting a variance to Article 7, Table 7.1A Minimum District Development Standards to reduce the front building setback on lot 8 (218 Sweetbriar Club Drive) from 80 feet to 40 feet; on lot 9 (220 Sweetbriar Club Drive) from 90 feet to 40 feet; on lot 10 (222 Sweetbriar Club Drive) from 90 feet to 40 feet; and on lot 11 (224 Sweetbriar Club Drive) from 65 feet to 40 feet. The properties are located in Land Lot 817 of the 15th District and further described as Cherokee County Tax Map 15N22J, Parcels 008, 009, 010 and 011.

Case #18-05-020V Ricky Abernathy at 5760 Reinhardt College Parkway requesting a variance to Article 7, Section 7.7-1 a. (3) Manufactured Home Regulations to allow a single-wide manufactured home in place of the required double-wide manufactured home. The property is located in Land Lot 077 of the 14th District and further described as Cherokee County Tax Map 14N08, Parcel 071A.

Case #18-05-021V Perlis Nease Canton, LLC at 2243 Cumming Highway requesting a variance to Article 27 – Tree Preservation and Replacement – Appendix C: Site Density Requirements to utilize the points for the trees preserved in buffers for 50% of the total site density and specimen recompense requirement. The property is located in Land Lot 239 of the 14th District and further described as Cherokee County Tax Map 14N23A, Parcel 022.

Case #18-05-022V Flint, Connolly and Walker, LLP at 310 Crabapple Springs Way requesting a variance to Article 7, Table 7.1A Minimum District Development Standards requesting a twenty-six (26) foot variance to the required fifty (50) foot side building setback. The property is located in Land Lot 564 of the 2nd District and further described as Cherokee County Tax Map 02N08, Parcel 165.

Case #18-05-023V Bart Williams/Macedonia Memorial Properties, LLC at 10655 East Cherokee Drive, 10631 East Cherokee Drive and part of 10685 East Cherokee requesting a variance to Article 7, Table 7.1A Minimum District Development Standards requesting a 1 one (1) foot variance to the required fifteen (15) foot side building setback, a nineteen (19) foot variance to the required sixty-five (65) foot front building set back on the existing building, and an eleven (11) foot variance on the required sixty-five (65) foot front building set back on the proposed building. The applicant is requesting a variance to Article 7, Section 7.5-3.3 (e) to allow a detention pond within the minimum (10 ft.) ten-foot wide front landscape strip. The applicant is requesting a variance to Article 10 Buffer Requirements – Section 10.6-1 Widths of Buffers requesting a twenty-five (25) foot variance to the required thirty (30) foot width between abutting districts and to Section 10.6-4 – Non-Vegetative Screening to allow a six (6) foot privacy fence. The applicant is requesting a variance to Article 12 – Off Street Parking Regulations to reduce the required parking spaces to fifty-two (52) from the required fifty-six (56) spaces. Applicant is requesting a variance to Development Regulations – Standard Detail 210 – Non-Residential Driveway to exclude the required deceleration lane. Applicant is requesting a variance to Development Regulations – Standard Detail 209 - Off Street Parking and Standard Detail 210 - Non-Residential Driveway to reduce the one-way drive width to fourteen (14) feet from the required sixteen (16) feet as well as the two-way drive width requirement to twenty-one (21) feet and twenty-three (23) feet from the required twenty-four (24) foot edge of pavement to edge of pavement. The property is located in Land Lots 851 and 852 of the 3rd District and further described as Cherokee County Tax Map 03N10, Parcels 110, 111 and 141.

Case #18-05-024A ARCO National Construction at 6016 Old Alabama Road is requesting a variance to Article 27 – Tree Preservation and Replacement – Appendix C: Site Density Requirements to reduce the number of required density units. The property is located in Land Lots 1058 and 1059 of the 21st District and further described as Cherokee County Tax Map 21N05, Parcel 248A.

Approval of Minutes

April 5, 2018 Minutes