

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

**Old Cases**

**Case #18-11-062V Rising Hills Church, Inc.** at 3693 Hickory Flat Highway requesting a variance to Article 11, Section 11.7 - Exempt Signs - 8. b. 1. to allow a temporary sign on the property longer than time limit of thirty (30) days. Applicant is also requesting a variance of 96 square feet to allow a 128 square foot free-standing sign. In addition, the applicant is requesting a 4 foot height variance to allow an overall height of 12 feet. The property is located in Land Lots 44 and 101 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N19, Parcel 233.

**Case #18-11-064V Cody Pless Designs, LLC** at 1331 Bridgemill Avenue requesting a variance to Article 7, Table 7.1A: Minimum District Development Standards to allow a four (4) foot encroachment into the required 10' side building line setback. The property is located in Land Lot 151 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N07F, Parcel 025.

**\*Postponed until letter provided from HOA\***

**New Cases**

**Case #18-12-065V James B. Kilburn, Jr.** at 613 Rocky Creek Point requesting a variance to Article 23, Conservation Design Community Table 23-2 of previous Zoning Ordinance and further described on the recorded plat to allow a two foot encroachment into the required twenty foot front building line setback. The property is located in Land Lot 1187 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N30K, Parcel 094.

**Case #18-12-066V Andrew Klein and Catherine Phillips-Klein** at 121 Antioch Place requesting a variance to Article 7, Section 7.7-24 (b) to allow for a proposed barn used in the care and breeding of livestock to be fifty feet from the property line. The property is located in Land Lots 200 and 201 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N10, Parcel 002.

**Case #18-12-067V Phillip Smith Contracting, Inc.** at 320 Jesse McCollum Drive requesting a variance to Article 10, Section 10.6-1 Width of Buffers to allow at six foot encroachment into the required fifty foot buffer between abutting district as required by Article 10, Table 10.1 - Minimum Buffer Between Abutting Districts. The property is located in Land Lots 89 and 128 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N13, Parcel 026.

**Case #18-12-068V Rowland Engineering, Inc.** at 4615 and 4625 Highway 92 requesting variances to Article 16 Highway 92 Village Ordinance, Section 16.1.5 B Buffers, Berms, Landscape Treatments to eliminate the required buffers, berms and landscape treatments required along the perimeter of the property owned by Victory Church. Applicant also requests a variance to Article 16, Section 16.1.5 C 1 b to eliminate the requirement to install a three rail fence along the property frontage with Highway 92. The applicant seeks a variance to Article 27, Tree Preservation and Replacement to allow two inch (2") Diameter Breast-Height trees as the maximum required for tree replacement. The properties are located in Land Lots 1124 and 1181 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N12, Parcel 072A and Parcel 096C.

**Case #18-12-069V Crown South Realty, LLC** at requesting variances to Cherokee County Development Regulations Section 4.15A Sidewalks to waive the requirement of a sidewalk behind the curbing along one side of a public road for Pod G and Pod I. Applicant also seeks a variance to Article 5, Section E of previous Zoning Ordinance to reduce the front building setback from 25 feet to 15 feet for Pod I. The properties are located in Land Lots 232 and 237 of the 22<sup>nd</sup> District and further described as Cherokee County Tax Map 22N08, Parcel 026M and Parcel 026K.

**Other Items**

Approval of November 1, 2018 Minutes.