

**Cherokee County Zoning Board of Appeals**  
**Minutes**  
**Thursday, September 6, 2007**  
**6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on September 6, 2007 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Zoning Board of Appeals were Chairman Evert Hekman, Amy Dupree, Elizabeth Semler, Greg Elder and Roy Taylor. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Senior Clerk.

**Case # 07-09-041V: Dennis Kirkland** requesting a variance to Article 5, Section 5.6. The applicant is requesting a variance to allow a 1 foot side building setback for a detached structure. This property is located 140 Creekview Drive in Land Lot(s) 1134 & 1135 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N18D, Parcel 271.

Vicki Taylor Lee presented the case.

Dennis Kirkland represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to approve.

Ms. Dupree seconded the motion.

Motion passed 5-0.

**Case #07-09-042V: Susie Trettel** requesting a variance to Article 7, Table 7.1A. The applicant is requesting a variance to reduce the required 35' front setback to 23'. This property is located at 101 Lenore Court in Land Lot(s) 827 & 828 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N28, part of Parcel 306.

Vicki Taylor Lee announced to the Zoning Board members, the applicant did not show proof of the variance sign being posted.

Mr. Elder made motion to table until the next meeting.

Mr. Hekman seconded the motion.

Motion passed 5-0.

**Case #07-09-043V Juan & June Butler** requesting a variance to Article 10, Table 10.1. The applicant is requesting a variance to encroach 25' into the 50' zoning buffer. This property is located at 519 Gold Shore Lane in Land Lot(s) 54 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N07K, Parcel 061.

Vicki Taylor Lee presented the case.

Juan Butler represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to deny.

Motion failed for lack of a second.

Mr. Hekman made motion to approve.

Mr. Elder seconded the motion.

Motion passed 3-2.

Ms. Dupree and Mr. Taylor opposed.

**Case #07-09-044V Dianne L. Strickland** requesting a variance to Article 7, Table 7.1A. The applicant is requesting a variance to reduce the required 50' front setback to 25' and the required 50' side setback to 15'. The property is located at 635 Hube Turner Road in Land Lot(s) 892 & 893 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N23, Parcel 158.

Vicki Taylor Lee presented the case.

Dianne Strickland represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to approve the encroachment with the condition of increasing the plantings along the side of the guest house.

Mrs. Semler seconded the motion.

Motion passed 5-0.

**Case #07-09-045V Mark F. Kaufman** requesting a variance to Article 7, Table 7.1A. The applicant is requesting a variance to allow encroachment into the required 75 foot front building setback for sun shade canopies. This property is located at 6390 Hickory Flat Hwy in Land Lot(s) 289 & 360 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N02, Parcel 060B.

Vicki Taylor Lee presented the case.

William Creekmore represented the case.

No one spoke in favor.

No one spoke in opposition.

Mr. Hekman closed public comment.

Mr. Elder made motion to approve with the condition that the applicant screen the vacuum pump area.

Mr. Hekman seconded the motion.

Motion passed 5-0.

**Case #07-09-046V Bethany Land Co. LLC** requesting a variance to Article 7, Section 7.4-1.1 I. The applicant is requesting a variance to reduce the required 50' rear building setback to 15' for lots 20-26 and reduce the required 25' rear setback to 15' for lots 41-48. This property is located at Seasons Preserve @ Hickory Flat on Stringer Road in Land Lots 247, 248, 257 and 258 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N26, Parcel 021.

Vicki Taylor Lee presented the case.

Mark Demis represented the case.

Wade Minor also represented the case.

Mike McElheny spoke in opposition.

Mr. Hekman closed public comment.

Mr. Elder made motion to approve.

Motion failed for lack of a second.

Ms. Dupree made motion to approve with conditions.

1. Approve all variances on the south side.
2. Deny any variances on Stringer Road.

Mrs. Semler seconded the motion.

Motion passed 4-1.

Mr. Elder opposed.

### **Other Items**

Approval of August 2, 2007 Minutes.

Meeting Adjourned 7:50 P.M.