

**Cherokee County Zoning Board of Appeals
Public Hearing Minutes
Thursday, July 6, 2017
6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regular public hearing on Thursday, July 6, 2017 in Cherokee Hall of the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Melissa Range, Cindy Castello, Marla Doss and Elizabeth Semler. Lisa Tressler was absent. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator, Tamala Davis, Planning Technician and Paul Frickey, County Attorney.

The meeting was called to order at 6:34 p.m.

Case #17-07-031V Jo Anne Eggleston at 1799 Brick Mill Road is requesting a variance to Article 7, Section 7.7-24 (a) of the Zoning Ordinance to be allowed to have a total of ten (10) livestock. The property is located in Land Lot 24 of the 15th District and further described as Cherokee County Tax Map 15N19, Parcel 106.

Vicki Lee presented the case. Ms. Lee discussed location of property, surrounding zoning and staff comments.

Ron Workman represented this case. Mr. Workman stated their intent is to have 2 milk goats and 2 horses. He would like to breed one of the goats to have baby goats, however they have no plans to keep the babies on this property after a certain age. He stated this would not create any noise concerns. He stated there are no dwellings behind their property and have discussed their application with one of the adjoining neighbors that are in support.

There was no one present to speak in support of the application.

Robert Mann spoke in opposition. Mr. Mann asked for the definition of livestock. Ms. Lee read aloud the definition from the Ordinance. Mr. Mann asked how many acres of property would be used for livestock and feels the applicant does not have enough acreage to support all of the animals.

Mildred Holland spoke in opposition. Ms. Holland stated she lives directly across the street and is opposed to the number of goats and horses. She stated her concerns with the smell of billy goats, odor and the applicant not having enough acreage for the number of livestock.

Ron Workman spoke in rebuttal. Mr. Workman stated there is a minimum of two (2) acres of pasture land. He stated they would only have female goats which do not create any smells or odors.

Ms. Semler closed public comment.

Ms. Range asked the applicant the number of horses they plan to have on this property. Mr. Workman stated two (2). Ms. Range asked if he plans to be a breeder. Mr. Workman stated, no, he would only have female goats, no male goats. Ms. Range asked if there will be any baby goats kept on the property. Mr. Workman stated he would like to breed one of the female goats one time and sometimes they can have triplets. He would keep the baby goats for a short time and then sell them.

Ms. Semler made motion to approve with the following conditions: (1) Either a maximum of two (2) goats and one (1) horse or a maximum of two (2) horses. (2) There shall be no billy goats. Seconded by Ms. Range. Motion passed 4-0.

Case #17-07-032V Ralph Prado at 6747 Bells Ferry Road is requesting a variance to Article 5, Section 5.6 of the Zoning Ordinance to be allowed to build an accessory structure without a primary structure. The property is located in Land Lot 610 of the 21st District and further described as Cherokee County Tax Map 21N09, Parcel 579.

Vicki Lee presented the case. Ms. Lee discussed location of property, surrounding zoning and staff comments.

Ralph Prado represented this case. Mr. Prado stated this would be a storage shed for personal use.

There was no one present to speak in support of or in opposition to this application.

Ms. Semler closed public comment.

Ms. Doss asked the applicant what will be the size of the building. Mr. Prado stated an 18' x 40' Carolina Carport building.

Ms. Castello made a motion to approve with the following conditions: (1) all items are to be kept inside structure and (2) limited to personal use only. Seconded by Ms. Semler. Motion passed 4-0.

Case #17-07-033V Dennis A. Smith at the corner of Mirramont Lake Drive and Bells Ferry Road is requesting a variance to Article 8, Section 8.11.8, Article 13, Section 13.10, Article 11, Table 11. and Article 16, Section 16.2.6 G of the Zoning Ordinance to be allowed a non-conforming LED sign. The property is located in Land Lots 899 and 900 of the 21st District and further described as Cherokee County Tax Map 15N05H, Parcel 031A.

Vicki Lee presented the case. Ms. Lee discussed location of property, surrounding zoning and staff comments.

Dennis Smith represented this case. Mr. Smith stated he owns five of the buildings and would like to use the sign for his tenants. He stated he would like to have an electronic message sign for advertising and will not be any larger than the current sign. He stated the electrical supply is already in place.

There was no one present to speak in support.

Nicole Curtis spoke in opposition. Ms. Curtis stated she sent in eleven (11) letters earlier in opposition and presented ten (10) more. She stated their concerns with property values, lighting and this not being a retail office park.

Richard Hammonds spoke in opposition. Mr. Hammonds stated he has a fairly significant amount of opposition to this application for this type of sign. He stated there is no hardship and public safety would be threatened by the lighting and drawing unwanted attention to Mirramont. He stated this would be a distraction for drivers. Mr. Hammonds read aloud some of the opposition letters from the community. He stated this would change the visual appeal of the entrance. He stated this is primarily an office complex not retail. Mr. Hammonds requested this application be denied.

Mr. Smith spoke in rebuttal. Mr. Smith presented pictures to the Board of similar signs in the area. He stated the sign will be for 30 tenants, 10 at a time. He stated the real estate values of the condos would go up due to this sign.

Ms. Semler closed public comment.

Ms. Semler asked the applicant what his hardship was. Mr. Smith stated he has five (5) empty offices due to lack of signage.

Ms. Doss asked staff restrictions of retail. Ms. Lee stated this property is zoned PUD which is a mixed use development and would allow retail use.

Ms. Range stated she does not feel this is appropriate for this area.

Ms. Castello stated she feels this would create more of a distraction for an area that already has safety hazards.

Ms. Semler made a motion to deny. Seconded by Ms. Range. Motion passed 4-0.

Approval of Minutes

Ms. Range made a motion to approve the June 1, 2017 Minutes. Seconded by Ms. Doss. Motion passed 3-0. Ms. Semler abstained since she was not present at this meeting.

Ms. Semler made a motion to adjourn. Seconded by Ms. Castello. Motion passed 4-0. The meeting adjourned at 7:50 p.m.