

Cherokee County Zoning Board of Appeals
Public Hearing Minutes
Thursday, September 4, 2014
6:30 p.m.

Approved 10-2-2014

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on Thursday, September 4, 2014 in Cherokee Hall of the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Elizabeth Semler, Roy Taylor, Bill Dewrell, Cindy Castello and Melissa Range. In attendance for Cherokee County Staff were Margaret Stallings, Principal Planner, Tamala Davis, Planning Technician and Paul Frickey, County Attorney.

The meeting was called to order at 6:30 p.m.

Case 14-09-021V Trudi Crist-Smith requesting a variance to (Old) Article 8 – Planned Unit Development. The applicant is requesting a variance to allow a screened porch to project 12 feet into a 14 foot rear setback. The property is located at 575 West Oaks Drive in Land Lot 1278 of the 15th District and further described as Cherokee County Tax Map 15N18J, Parcel 105.

Margaret Stallings presented this case. Ms. Stallings discussed staff comments, location of property, gave adjacent zoning and noted staff's recommendation of approval with the current privacy fence in place.

Trudi Smith represented this case. Ms. Smith presented a picture to the Board of what the screened porch would look like. She stated she is trying to do this the right way and that several of the homeowners in this subdivision have done this without any permits. She stated no one would be able to see this porch since there are privacy fences all the way around.

Mr. Taylor asked if the house that is directly near this home has a privacy fence or a wall with the home on the property line. She stated there is a blank concrete wall.

Ms. Semler asked if there was anyone to speak in favor or opposition to this application.

There being none, she closed public comment.

Mr. Taylor asked Ms. Stallings if she received an answer back from the Fire Department in regards to the proximity of this structure to the other residence. Ms. Stallings stated they were not worried about it.

Mr. Taylor made a motion to approve this application with the condition that the structure meet building code requirements for noncombustible construction and have the proper footings on the concrete slab. Seconded by Mr. Dewrell. Unanimous approval.

Last items on the agenda are approval of July 10, 2014 Minutes and August 14, 2014 Minutes.

Mr. Dewrell made a motion to approve the July 10, 2014 Minutes. Seconded by Mr. Taylor. Three (3) in favor, two (2) abstentions. Ms. Semler and Ms. Range who were not in attendance for this meeting.

Mr. Dewrell made a motion to approve the August 14, 2014 Minutes. Seconded by Ms. Range. Four (4) in favor, one (1) abstention. Ms. Castello who was not in attendance for this meeting.

Ms. Semler made a motion to adjourn. Seconded by Mr. Dewrell. Unanimous approval.

The meeting adjourned at 6:43 p.m.