

**Cherokee County Zoning Board of Appeals
Public Hearing
Minutes
Thursday, December 2, 2004
6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on December 2, 2004, in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Zoning Board of Appeals were Vice-Chairman Evert Hekman, Bart Brannon, Roy Taylor, Cindy Castello and Sean Jerguson, who arrived at 7:10 pm. In attendance for Cherokee County Staff were Mark Mahler, County Attorney, Vicki Taylor, Zoning Administrator and Jeff Watkins, Director for the Planning and Zoning Department. The meeting was called to order at 6:30 pm.

Old Cases

Case #04-11-059V Mark Ulatowski with Cover My Toys requesting a variance to Article 5.6A & 5.6C. The applicant is requesting variances to allow an accessory structure in the front yard area and to allow an additional 100 square feet to be allowed a total of 1,800 square feet for this accessory structure. This property is located at 351 Heard Road in Land Lot 259 of the 14th District and further described as Cherokee County Tax Map 14N21, Parcel 114A.

Case was withdrawn

New Cases

Case #04-12-060V Edward S. Panice requesting a variance to Article 9; Section 9.3-11. The applicant is requesting a variance to park a commercial tow truck on his property. This property is located at 525 Penny Lane in Quail Woods Subdivision in Land Lot 789 of the 2nd District and further described as Cherokee County Tax Map 02N04B, Parcel 066.

Vicki Taylor gave staff findings and Edward Panice represented this case.

No one spoke in favor.

Brandon Lemoine, 514 Penny Lane, spoke in opposition of his concerns to tow trucks being allowed in a residential area, increased traffic, multiple vehicles and children in the neighborhood.

Roy Taylor made a motion to approve with the conditions that 1) This case be revisited in 12 months, 2) No vehicles are to be brought to the residence

towed by the tow truck and 3) Only one tow truck allowed. Seconded by Bart Brannon. Motion passed unanimously 4-0

Case #04-12-061V Patrick Paul requesting a variance to Article 5; Section 5.6(c). The applicant is requesting a variance to allow a 2,920 square feet accessory structure on his property for parking of an RV and race car trailer. The Zoning Ordinance allows a 1,700 square feet accessory structure on this property due to it being a 6 acre tract of land. This property is located at 1128 Pinecrest Road in Land Lot 197 of the 15th District and further described as Cherokee County Tax Map 15N13, Parcel 122.

Vicki Taylor gave Staff findings and Patrick Paul represented the case.

No one spoke in favor.

Karen Garland spoke in opposition with her concerns with soil erosion from this address and concerns of additional impervious surfaces.

Bart Brannon made a motion to approve. Seconded by Evert Hekman. Motion passed unanimously 4-0.

Case #04-12-062V Majestic Hwy 92 Partners, LLC requesting a variance to Article 16; Section 8. The applicant is requesting a variance to allow 2 to 5 parking spaces per 1,000 square feet instead of the required 2 to 4 spaces. This property is located on Highway 92 in Land Lot(s) 1244, 1275, 1276, 1277 of the 21st District and further described as Cherokee County Tax Map 21N06, Parcel(s) 30, 31, 32, 33, 34, 36, 36A, 37 and part of parcel 57.

Vicki Taylor gave Staff findings and Benson Chambers represented the case.

No one spoke in favor or opposition.

Discussion ensued as to how Highway 92 parking applies whether 200 feet deep or 250 feet deep.

Roy Taylor made a motion to approve with the first 250 feet under the standard Highway 92 Ordinance. Then increase to 5 spaces per 1,000 square feet for 250 foot to 1,000 foot depth with Staff recommendation of consideration of permeable surfaces for outlying parking areas.

Mark Mahler swears in new Board Member Sean Jerguson and welcomes him to the Board.

Case #04-12-063V Frank Losito requesting a variance to Article 5; Section 5.6(A). The applicant is requesting a variance to reduce the side building setback to 0' in two locations. The required side building setback is 10'. This property is located at 141 Myrtle Road in Land Lot 748 of the 21st District and further described as Cherokee County Tax Map 21N10A, Parcel 144.

Vicki Taylor gave Staff findings and Frank Losito represented this case.

No one spoke in favor or opposition.

Cindy Castello made a motion to approve. Seconded by Bart Brannon. Motion passed unanimously 5-0.

Other Business

- Approval of November 4, 2004 Minutes

Bart Brannon made a motion to approve. Seconded by Roy Taylor. Motion passed unanimously 5-0.

Bart Brannon made a motion to adjourn. Seconded by Roy Taylor. Motion passed unanimously 5-0.

Meeting adjourned at 7:30 pm