

**Cherokee County Zoning Board of Appeals
Public Hearing
Minutes
Thursday, July 7th, 2005
6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on July 7th, 2005, in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Zoning Board of Appeals were Chairman Evert Hekman, Vice-Chairman Roy Taylor, Sean Jurgeson, and Amy Mumaugh. Greg Elder did not attend. In attendance for Cherokee County Staff were Vicki Taylor, Zoning Administrator and Jesse Perry, Senior Clerk. The meeting was called to order at 6:30 pm.

New Cases

Case #05-07-032V Patricia L. Marks requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to allow a 35' setback on the west side and to allow a 15' setback on the east side. The required side building setbacks for property zoned R-80 is 50'. The property is located at 6928 Union Hill Road in Land Lot 6 of the 2nd District and further described as Cherokee County Tax Map 02N01, Part of Parcel 142.

Vicki Taylor, Zoning Administrator presented the case to the Zoning Board of Appeals members.

Patricia Marks and Don Pretorius represented the case.

Mr. Taylor spoke about his research into the case. He said that based upon that research that he felt a hardship did exist in this case.

Mr. Taylor made a motion to approve. Mr. Jurgeson seconded the motion.

Motion to approve passed 4-0

Case #05-07-033V Clayton H. Kremer requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to allow a 10' setback from the side property line. The required side building setback for property zoned R-80 is 50'. The property is located at 1356 Reese Road in Land Lot 716 of the 2nd District and further described as Cherokee County Tax Map 02N04, Parcel 235.

Vicki Taylor presented the case.

Clayton Kremer represented the case.

Bill Holcombe spoke in opposition. He spoke about the concerns about a shadow commercial use going on at the property. He also read a letter from a neighbor that was in opposition as well.

Clayton Kremer rebutted his concerns by saying that the reason he wanted it attached was primarily for safety reasons. He said no commercial business would go there.

Chairman Hekman asked about the entry to the garage. Mr. Kremer stated that it would take out the side entry and replace it with a front entry garage.

Discussion ensued about the concerns of the neighbors and the size of the house.

Mr. Taylor asked if they could put it in a different way that would stay within the current regulations.

Mr. Kremer said that he couldn't do that. He said that he would just do it as a detached garage if need be.

Discussion ensued about the needed screening for the garage.

Mr. Jurgeson made a motion to approve with the condition that there be a 35' linear buffer of Leyland Cypress trees to provide visual screening.

Motion seconded by Chairman Hekman

Motion to approve passes 4-0

Other Items

Approval of June 2nd, 2005 Minutes. Motion to approve passes 4 - 0.

A brief discussion concerning variance application for John Wieland Homes that will appear on the agenda for next months meeting.

Meeting adjourned at 8:00 p.m.