

Cherokee County Zoning Board of Appeals
Thursday, May 4, 2006
Minutes
6:30 p.m.

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on May 4, 2006 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, Amy Mumaugh, Greg Elder, and Sean Jerguson.. In attendance for Cherokee County Staff were Mark Mahler, County Attorney, Jeff Watkins, Planning Director and Vikki Chadwick, Senior Clerk. The meeting was called to order at 6:30 pm.

Old Cases

Case #06-04-022V Cary McCallum requesting a variance to Article 5; Section 5.6-12; Accessory Structures. The applicant is requesting a 1 ½ ft height variance for his fence. This property is located in Land Lot 843 of the 15th District and further described as Cherokee County Tax Map 15N22A, Parcel 150.

Applicant did not attend.

Mr. Taylor made motion to table for 30 days.

Mr. Hekman seconded the motion.

Motion passed 5-0.

New Cases

Case #06-05-025V Southern Homes – Fred Hawkins requesting a variance to Article 23, Table 23-2; Conservation Subdivision Regulations. The applicant is requesting a variance to reduce the front building setback along Red Fox Drive to 19.4'. This property is located at 321 Red Fox Drive in Land Lot 40 of the 21st District and further described as Cherokee County Tax Map 21N07A, Parcel 020.

Jeff Watkins presented the case.

Mr. Martin represented the case.

Brian Mellow spoke in opposition.

Mr. Martin spoke in rebuttal.

Mr. Jerguson made motion to table for 30 days with conditions.

Mr. Elder seconded the motion.

Conditions

- Owner Fred Hawkins / Southern Homes appear at next meeting.

Motion passed 5-0

Case **#06-05-026V** Steve & Jodie Rodkey requesting a variance to Article 23, Conservation Subdivisions. The applicant is requesting a variance to allow a 35' encroachment into the 50' conservation buffer. This property is located at 335 Westbridge Lane in Land Lot 54 of the 14th District and further described as Cherokee County Tax Map 14N06B, Parcel 036.

Jeff Watkins presented the case.

Jodie Rodkey represented the case.

Mr. Jerguson made motion approve as presented.

Seconded by Mr. Elder.

Motion passed 5-0.

Case **#06-05-027V** Willow-Ridge Woodall, LLC requesting a variance to Article 5; Section 5.6; Accessory Structure. The applicant is requesting a variance to build a barn prior to building his primary structure. This property is located on Henson Way in Land Lot(s) 1150, 1151, 1154, 1155 of the 3rd District and further described as Cherokee County Tax Map 03N06, Parcel 037.

Jeff Watkins presented the case.

Benson Chambers represented the case.

Mrs. Mamaugh made motion to approve.

Mr. Hekman seconded the motion.

Motion passed 5-0

Case **#06-05-028V** McBride & Son Homes requesting a variance to Article 10, Table 10.1; Buffer Requirements. The applicant is requesting a variance to disturb the required zoning buffer along the east property line where Bells Ferry is realigned. This property is located on Victoria Road in Land Lot(s) 543, 609, 610 of the 21st District and further described as Cherokee County Tax Map 21N09, Parcel 581.

Jeff Watkins presented the case.

David Jones represented the case.

Spoke in opposition.

- Dorothy Bobo
- Joe Daughtry
- Chris Smith
- Gaynor Arrobi

Mr. Jones spoke in rebuttal.

Mr. Jerguson made motion to approve with conditions.

- Plant evergreens along entire buffer at Bells Ferry to provide an 80% visual screen all year.
- Plans should be submitted to the County Arborist within 90 days or the variance will be null and void.

Seconded by Mr. Taylor

Motion passed 5-0

Case #06-05-029V Rindt McDuff Associates, Inc. requesting a variance to Article 8, Section 8.5-2; PUD Requirements. The applicant is requesting a variance to allow a 5' side building setback instead of the required 10' side building setback. This property is located at 2445 Towne Lake Parkway in Land Lot(s) 931, 932, 941, 942 of the 15th District and further described as Cherokee County Tax Map 15N05, Parcel 215T.

Jeff Watkins presented the case.

Pat Batchelor represented the case.

Mr. Hekman made motion to approve with conditions.

- To work with the County Arborist and plant a row of bushes just inside the property lines.

Mr. Taylor seconded the motion.

Motion passed 5-0.

Other Items

Approval of April 6, 2006 Minutes

Meeting adjourned at 8:50 P.M.