

Cherokee County Zoning Board of Appeals  
Public Hearing  
Minutes  
September 7, 2006

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on September 7, 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 Dupree and Sean Jerguson. Greg Elder did not attend. In attendance for Cherokee County Staff were Mark Mahler, County Attorney, Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Senior Clerk. The meeting was called to order at 6:30 pm.

**New Cases**

**Case #06-09-040V James L. King** requesting a variance to Article 10 Table 10.1 Zoning Buffer. The applicant is requesting a variance to reduce the required 35 foot zoning buffer to a 25 foot buffer. This property is located in Land Lots 361 and 432 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N02, Parcels 006E & 006F.

Vicki Taylor Lee presented the case.

James King represented the case.

No one spoke in favor or opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to approve with conditions.

1. Buffer along the west property line is planted to full buffer standards.

Ms. Dupree seconded the motion.

Motion passed 4-0.

**Case #06-09-041V Jeffrey A. Hood** requesting a variance to Article 23 Conservation Subdivision. The applicant is requesting a variance to reduce the required 30 foot front building setback and the required 10 foot side building setback to a 29.2 foot front building setback and a 7.5 foot side building setback. This property is located in Land Lot 719 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N04A, Parcel 009.

Vicki Taylor Lee presented the case.

Jeffrey Hood represented the case.

No one spoke in favor or opposition.

Mr. Hekman closed public comment.

Mr. Hekman made motion to approve.

Mr. Jerguson seconded the motion.

Motion passed 4-0.

**Case #06-09-042V Victor Kelley** requesting a variance to Article 7 Table 7.1A District Uses and Regulations. The applicant is requesting a variance to reduce the required 50 foot side building setback to a 40 foot side building setback. This property is located in Land Lots 53 and 56 of the 22<sup>nd</sup> District and further described as Cherokee County Tax Map 22N12, part of parcel 104.

Vicki Taylor Lee presented the case.

Victor Kelley represented the case.

No one spoke in favor or opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to approve.

Mr. Jerguson seconded the motion.

Motion passed 4-0.

**Case #06-09-043V Bethany Land Co., LLC** requesting variances to Article 7, Table 7.4-1; Requirements for RD-3 zoning district and Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to change the front setbacks from 20 feet to 10 feet on all lots including corner lots, a variance to reduce the exterior setback bordering Stringer Road to 25 feet from 50 feet, and a variance on lots less than 80 feet wide to reduce the garage setback to 10 feet. This property is located in Land Lots 247, 248, 257 and 258 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N26, Parcel 021.

Vicki Taylor Lee presented the case.

Mark Demis represented the case.

No one spoke in favor or opposition.

Mr. Hekman closed public comment.

Mr. Jerguson made motion to approve with conditions.

1. The front lot setbacks are reduced from 20 feet to 10 feet for the entire subdivision. The front lot setbacks are inclusive of the front porch. The exterior setback bordering Stringer Road is reduced from 50 feet to 25 feet.
2. The plantings being specific to the landscape plan being presented.
3. For lots less than 80 feet, the garage setback of 20 feet reduced to 10 feet but shall not be any closer than 20 feet to the property line.
4. All residences less than 11 feet from eave to eave be reviewed by the building department and include a two-hour firewall with no openings in that firewall. The roof to be wrapped back four feet with one-hour fire rated material and the eave's soffit and fascia must also have two-hour fire protection.

Mr. Taylor seconded the motion.

Motion passed 4-0.

**Case #06-09-044V Bruce Cherry** requesting a variance to Article 11 Table 11.1 District Requirements for Permanent Signs. The applicant is requesting a variance to allow an additional 28 square feet to the maximum copy area. This property is located in Land Lot 154 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N16, Parcel 028A.

Vicki Taylor Lee presented the case.

Rev. Michael Collins represented the case.

No one spoke in favor or opposition.

Mr. Hekman closed public comment.

Ms. Dupree made motion to approve.

Mr. Jerguson seconded the motion.

Motion passed 4-0.

**Case #06-09-045V Site Enhancement Services** requesting variances to Article 16, Section C6(A)1 & 2, Section C6(B)4, 5, 6 & 7 and Article 11, Table 11.1; Signage. The applicant is requesting a variance of 58 square feet to allow a 145 square foot wall sign, a variance for internal illumination for this wall sign, a variance of 58 square feet to allow a 108 square foot pylon sign at a height of 25 feet. This property is located in Land Lot 1188 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 15N06, Parcel 91.

Vicki Taylor Lee presented the case.

Ryan Kring represented the case.

No one spoke in favor or opposition.

Mr. Hekman closed public comment.

Mr. Jerguson made motion to approve with conditions.

1. Pole skirt at a minimum of 2 feet wide total and depth equal to the pole diameter.

Ms. Dupree seconded the motion.

Motion passed 4-0.

### **Other Items**

Approval of August 3, 2006 Minutes