

Cherokee County Zoning Board of Appeals
Public Hearing
Minutes
Thursday, June 7, 2007
6:30 p.m.

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on June 7, 2007 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Zoning Board of Appeals were Chairman Evert Hekman, Amy Dupree, Roy Taylor, Elizabeth Semler and Greg Elder. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Senior Clerk. Also in attendance was Tripp Peake for the law firm of Jarrard – Davis.

Case #07-06-024V Mike West requesting a variance to Article 5.6(c). The applicant is requesting a variance of 900 square feet to allow an 1800 square foot accessory structure. This property is located at 296 Louie Lane in Land Lot 1011 of the 3rd District and further described as Cherokee County Tax Map 03N05, Parcel 079.

Vicki Taylor Lee presented the case.

Mike West represented the case.

No one spoke in favor or in opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to approve.

Mr. Elder seconded the motion.

Motion passed 5-0.

Case #07-06-026V G. Dean & Associates, Inc. requesting a variance to Article 10.6-7. The applicant is requesting a variance to reduce the required 50 foot stream bank buffer to 25 feet in a designated area per site plan. This property is located at 230 Hawks Lake Drive in Land Lot 762 of the 3rd District and further described as Cherokee County Tax Map 03N22B, Parcel 021.

Vicki Taylor Lee presented the case.

Greg Dean represented the case.

Jim Ziegelbaner spoke in favor.

No one spoke in opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to approve with conditions.

- Right to encroach up to 15' into the 50' buffer.
- Allow the back corner of the garage to encroach into the 50' buffer.
- Keep the yard retaining wall outside the buffer.

Mrs. Semler seconded the motion.

Motion passed 5-0.

Case #07-06-027V Brian Bloom requesting a variance to Article 10; Table 10.1. The applicant is requesting a variance in order to create a small berm at the back of the 50 foot zoning buffer on Lots 330, 331, and 332 and install a catch basin between lots 331 and 332 to collect water and solids. The drain will run perpendicular to the buffer. This property is located at 192, 194, and 196 Grandmar Chase in Land Lot 1065 of the 3rd District and further described as Cherokee County Tax Map 03N12C, Parcel(s) 050, 051, and 052.

Vicki Taylor Lee presented the case.

Brian Bloom represented the case.

No one spoke in favor or in opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to approve.

Ms. Dupree seconded the motion.

Motion passed 5-0.

Case #07-06-028V Oscar Young requesting a variance to Article 9. The applicant is requesting a variance to allow a home occupation in a detached building. This property is located at 2089 Land Road in Land Lot 143 of the 14th District and further described as Cherokee County Tax Map 14N13, Parcel 013.

Vicki Taylor Lee presented the case.

Oscar Young represented the case.

No one spoke in favor or in opposition.

Mr. Hekman closed public comment.

Roy made motion to approve.

Mr. Elder seconded the motion.

Motion passed 5-0.

Case #07-06-030V Bill Hale – Whale Hwy 92, LLC requesting a variance to Article 4.10 of the Cherokee County Development Regulations. The applicant is requesting a variance to utilize an easement to the property for a residential development. This property is located in Land Lot(s) 1220 and 1229 of the 15th District and further described as Cherokee County Tax Map 15N06, Parcel 290.

Vicki Taylor Lee presented the case.

Bill Hale represented the case.

Jimmy Bobo spoke in favor.

Dr. Charles E. Hiland spoke in opposition.

Phillip Griggs spoke in opposition.

Mr. Hekman closed public comment.

Mr. Elder made motion to approve with conditions.

- Meet with the veterinary clinic and neighbors along the west boundary.

Mr. Hekman seconded the motion.

Motion passed 5-0.

Case #07-06-031V BG Land, LLC requesting a variance to Article 16, Section 16.1. The applicant is requesting a variance to include a portion of parcel 292 into the Hwy 92 Overlay. This property is located on Little Ridge Road in Land Lot 1055 of the 21st District and further described as Cherokee County Tax Map 21N05, Parcel 292.

Vicki Taylor Lee presented the case.

Jimmy Bobo represented the case.

No one spoke in favor or in opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to approve with conditions.

- 6' fence along the Smith property, on East line along the sewer easement.

Mr. Hekman seconded the motion.

Motion passed 5-0.

Case #07-06-032V Mr. James Gibbs, Jr. requesting a variance to Article 10 of the Cherokee County Zoning Ordinance and the Development Regulations regarding stream bank buffers. The applicant is requesting a variance to waive the 50 foot County stream bank buffer and install 750 feet of piping. The applicant proposes to use the 50 foot buffer area for a combination of stormwater detention and parking. This property is located at 1987 Gibbs Drive in Land Lot(s) 243, 244 & 245 of the 4th District and further described as Cherokee County Tax Map 04N09, Parcel(s) 006 and 006A.

Vicki Taylor Lee presented the case.

Jim Gibbs represented the case.

Louis Dini spoke in favor.

No one spoke in opposition.

Mr. Hekman closed public comment.

Mr. Taylor made motion to table and to continue the public meeting at the July meeting.

Mr. Elder seconded the motion.

Motion passed 5-0.

Greg Elder left the meeting.

Case #07-06-025V Narendra Patel requesting a variance to Article 16. The applicant is requesting a variance of 10 feet to allow a 50 foot tall hotel building. This property is located on Highway 92 in Land Lot 1243 of the 21st District and further described as Cherokee County Tax Map 21N06, part of Parcel 005.

Vicki Taylor Lee presented the case.

Daniel Lemberg represented the case.

Mr. Taylor made motion to approve.

Ms. Dupree seconded the motion.

Motion passed 4-0.

Other Items

Case #07-06-029V Steven P. Ard requesting a variance to Article 5, Section 5.6A and B. The applicant is requesting a variance to allow one additional accessory structure constructed within the front yard area. This property is located in Land Lot 748 of the 21st District and further described as Cherokee County Tax Map 21N10A, Parcel 143.

Applicant has requested this case be postponed

Approval of May 3, 2007 Minutes
Adjourned 8:30 P.M.