

**Cherokee County Zoning Board of Appeals  
Public Hearing Agenda  
Thursday, December 4, 2008  
6:30 PM**

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on December 4, 2008 in Cherokee Hall at the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Evert Hekman, Vice-Chairman Roy Taylor, Greg Elder, and Elizabeth Semler. Amy Dupree Adams did not attend. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Planning Assistant.

**NEW CASES**

**CASE #08-12-035V – Riverstone Industrial Properties** requesting a variance to Article 10, Table 10.1. Applicant is requesting to encroach 50 feet into the 100 foot buffer on the northeastern border and 75 feet into the 100 foot buffer on the western border. Property is located at 3545 Ball Ground Highway in Land Lot 281 in the 14<sup>th</sup> District, 2<sup>nd</sup> Section and is further described as Cherokee County Map Number 14N27, Parcel 30B and consists of 13.92 acres.

Vicki Taylor Lee presented the case.

Scott Merrell represented the case.

Lamar Prance represented the case.

No one spoke in favor of the case.

No one spoke in opposition of the case.

Mr. Hekman closed public comment.

Mr. Taylor made motion to approve with conditions.

- Must meet the tree save adjustment per the County Arborist.

Mr. Elder seconded the motion.

Motion passed 4-0.

**CASE #08-12-036V – CRAIG SHEARER CONTRACTING** requesting a variance to Article 5, Section 5.6A. Applicant is requesting a 4 foot variance to the required 20 foot front setback on a corner lot for construction of a pool. This property is located at 401 Trotter Lane in Land Lot 1011 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N05K, Parcel 049.

Vicki Taylor Lee presented the case.

Abigail Turner represented the case.

Steve Romeyn spoke in favor of the case.

No one spoke in opposition of the case.

Mr. Hekman closed public comment.

Mr. Hekman made motion to approve an encroachment.

Mr. Taylor seconded the motion.

Motion passed 4-0.

**CASE #08-12-038V – VINCENT MEROLLA** requesting a variance to Article 7, Table 7.1A and Article 10, Table 10.1. Applicant is requesting to reduce the required 35 foot zoning buffer to 10 feet and to reduce the required 50 foot building setback to 25 feet. This property is located at 80 Ridge Road in Land Lot 335 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N08, Parcel 014.

Vicki Taylor Lee presented the case.

Vince Merrolla represented the case.

No one spoke in favor of the case.

No one spoke in opposition of the case.

Mr. Hekman closed public comment.

After much discussion, Mr. Merrolla withdrew the setback portion of his variance request.

Mr. Taylor made motion to approve the buffer variance request.

Mrs. Semler seconded the motion.

**OTHER ITEMS:**

Vicki Taylor Lee suggested final closure for case # 08-08-024V Michael Mixon.

The Zoning Board of Appeals agreed no further plantings should be planted between the fence and the building, and to have the County Arborist propose a final plan to offer the adjoining property owner Mr. Pinson on behalf of Mr. Mixon. Should Mr. Pinson not agree, no further action will be required of Mr. Mixon.

Approval of November Minutes

Adjourned 7:55 P.M.