

**Cherokee County Zoning Board of Appeals
Public Hearing Minutes
Thursday, March 5, 2009 / 6:30 PM**

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on March 5, 2009 in Cherokee Hall at the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Roy Taylor, Vice-Chairman Evert Heckman and Elizabeth Semler. Amy Dupree Adams and Viviane Decker did not attend. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Planning Assistant.

CASE #09-03-003V – COMMUNITY BANK OF PICKENS COUNTY is requesting a variance to Article 23, Table 23-2 requiring a 30 foot setback on corner lot for both streets. Applicant is requesting a 10.6 foot variance to reduce the required 30 foot front setback to 19.4 feet on Red Fox Drive. This property is located at 321 Red Fox drive in Land Lot 40 of the 21st District, 2nd Section and is further described as Cherokee County Map Number 21N07A, Parcel 020.

Vicki Taylor Lee presented the case.

Benson Chambers represented the case.

No one spoke in favor of the case.

Edward Komornik spoke in opposition.

Carol Goodman spoke in opposition.

Dennis Dault spoke in opposition.

Larry Goodman spoke in opposition.

Mr. Chambers spoke in rebuttal.

Mr. Taylor closed public comment.

Mr. Taylor made motion to deny.

Mrs. Semler seconded the motion.

Motion to deny passed 3-0.

CASE #09-03-004V—EDWARD L. TAYLOR III is requesting a variance to Article 11: Signs and Outdoor Advertising. Applicant is requesting a variance of 12 square feet to allow a 16 square foot sign. The zoning ordinance allows for a 4 square foot sign maximum. Property is located at 313 Arnold Mill Road in Land Lots 990 of the 15th District, 2nd Section and is further described as Cherokee County Map Number 15N17, Parcels 051.

Vicki Taylor Lee presented the case.

Edward L. Taylor III represented the case.

No one spoke in favor of the case.

No one spoke in opposition of the case.

Mr. Taylor closed public comment.

Mr. Hekman made motion to approve.

Mrs. Semler seconded the motion.

Motion passed 3-0.

CASE #09-03-005V – R. STAN CONWAY is requesting a variance to Article 16: Overlay Zoning District Regulations. Applicant is requesting to reduce the required 40 foot streetscape along right-of-way to a 10 foot landscape strip along the public right-of-way of Northpoint Parkway and Highway 92. The applicant is also requesting to reduce the 40 foot undisturbed buffer along all adjoining property lines to a 10 foot undisturbed buffer. This property is located on Northpoint Parkway in Land Lots 1243 and 1278 of the 21st District further described as Cherokee County Tax Map 21N06, Parcel 005.

Vicki Taylor Lee presented the case.

Gary Wax represented the case.

No one spoke in favor of the case.

No one spoke in opposition of the case.

Mr. Taylor closed public comment.

Mr. Taylor made motion to approve with conditions.

1. 40 feet on North Point Parkway side
2. 10 feet in all other areas.
3. Meet all County screenings and buffers.

Mrs. Semler seconded the motion.

Motion passed 3-0.

OTHER ITEMS

Approval of January, 2009 Minutes