

**Cherokee County Zoning Board of Appeals**  
**Public Hearing Minutes**  
**Thursday, March 7, 2013**  
**6:30 p.m.**

**Approved 4-4-2013**

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on Thursday, March 7, 2013 in Cherokee Hall of the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Elizabeth Semler, Roy Taylor, Cynthia Castello, Bill Dewrell and Melissa Range. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Tamala Davis, Planning Technician.

The meeting was called to order at 6:32 p.m.

The first case, **Case #13-03-005V Timothy Karry** requesting a variance to Article 7, Table 7.1A Minimum District Development Standards of the Cherokee County Zoning Ordinance. Applicant is requesting a 16 foot variance to the 50 foot front building setback for a detached garage. This property is located at 101 Copper Hills Drive in Land Lot 54 of the 14th District and further described as Cherokee County Tax Map 14N06A, Parcel 001.

Ms. Lee presented the case. Ms. Lee discussed staff comments, location of property, gave adjacent zoning and noted she has received no letters of support or opposition.

Tim and Roxanne Karry represented this case. Mr. Karry stated they purchased this one acre tract and thought they would be allowed to build a garage and had this put in the closing contract. He contacted the County to get setbacks and was informed of the ten foot building setbacks from side and rear property lines. He stated he hired a contractor and was informed of the front building setback that he did not know about.

Ms. Karry stated there is also a 50 foot buffer at the back of the property due to the power line so they are limited on where they can put the garage. She stated they are planning to plant vegetation to screen the property.

Ms. Semler asked if there was anyone to speak in favor or opposition. There being none, Ms. Semler closed the public hearing.

Mr. Taylor made a motion to accept this application with the condition that additional plantings be placed in between the garage and State Route 20. Seconded by Mr. Dewrell. Unanimous approval.

Next case, **Case #13-03-006V Johnson Development Corp.** requesting a variance to Chapter 4, Section 4.06(A) and Standard Detail 201 of the Cherokee County Development Regulations. Applicant is requesting a variance to allow the use of a ditch section along proposed roadways instead of the required curb and gutter for all lots less than 80,000 square feet. This property is located at Lake Arrowhead in Land Lots 196, 201, 202, 203, 204, 205, 228, 229, 230, 231, 232, 237, 238, 239, 240, 241, 264, 265, 266 and 276 of the 22nd District and further described as Cherokee County Tax Map 22N08, Parcel 026.

Ms. Lee presented the case. Ms. Lee discussed staff comments, location of property, gave adjacent zoning and noted she has received no letters of support or opposition.

Tom Powers, General Manager for Johnson Development Corporation at Lake Arrowhead and Kelly Davis, Engineer with Gaskins represented this case. Mr. Davis stated they agree with all stipulations from Cherokee County Engineering. He stated the piece of property has slopes of 35 to 40 percent and when you put curb and gutter on this section water will continue to flow off the slope into the road and into the curb.

Ms. Semler asked if there was anyone to speak in favor of this application. There being none, she asked if there was anyone to speak in opposition.

Mr. Bruce Rawley, resident at Lake Arrowhead, came forward to speak in opposition. Mr. Rawley asked how many lots would be located on these roads and how big the homes will be.

Ms. Lee stated they have over 2000 acres and no plans have been submitted other than what has already been platted.

Mr. Davis spoke again stating they have a land plan with two (2) roads that will have approximately 30-34 homes and because of the steep topography they are smaller homes and will be close to the road.

Ms. Range asked the applicant if the lots will be 80,000 square feet or larger. Mr. Davis stated no, they are smaller lots that are about 65 feet wide and however deep to get the product on the lot.

Ms. Semler closed the public hearing.

Mr. Taylor made a motion to approve the application with the condition that Engineering Department and Planning and Land Use Department give the final approval based on the area of Lake Arrowhead that is being developed and how the road section fits with the surrounding road ways. Seconded by Ms. Castello. Unanimous approval.

The last item on the agenda was approval of February 7, 2013 Minutes. Ms. Semler made a motion to approve. Seconded by Ms. Castello. Unanimous approval.

Ms. Semler made motion to adjourn. Seconded by Ms. Castello. Unanimous approval. The meeting adjourned at 6:48 p.m.