

Cherokee County Zoning Board of Appeals
Public Hearing Agenda
Thursday, April 4, 2019
6:30 p.m.

New Cases

Case #19-04-014V Engineering Design Technologies, Inc. at 10268 and 10270 Main Street requesting a variance to Table 7.1A: Minimum District Development Standards to reduce the front building line setback to seven (7) feet from the required twenty (20) feet. Applicant also requests a variance to Table 10.1 Minimum Buffer Width Between Abutting Districts to encroach twenty (20) feet into required thirty (30) foot buffer on the south and west side and twenty-five (25) into the required thirty-five (35) foot buffer on the south side. The property is located in Land Lot 1284 of the 15th District and further described as Cherokee County Tax Map 15N18A, Parcel 001 and Parcel 002.

Case #19-04-015V Tate and Ashley Satterfield at 1138 Addington Lane requesting a variance to Article 5, Section 5.6 Accessory Uses and Structures - Location on Lot - to allow an accessory use (pool) in the front yard area. The property is located in Land Lot 273 of the 23rd District and further described as Cherokee County Tax Map 23N08, Parcel 043.

Case #19-04-016V Don Harvill at 117 Sardis Creek Drive requesting a variance to Article 7, Section 7.7-24 b. Animal Production to allow a barn to be built twenty-five (25) feet from the property line instead of the required seventy-five (75) feet. The property is located in Land Lot 104 of the 14th District and further described as Cherokee County Tax Map 14N08, Parcel 105A.

****Request to postpone until next month****

Case #19-04-017V Dayspring Outreach Center, Inc. at 6835 Victory Drive requesting a variance to Article 8, Section 8.12.8 Signage Standards, Article 11, Section 11.5-5 Additional Requirements – Electronic Signs, Article 11, Section 11.6 - Permitted Signs by Type and Zoning District, Article 11, Table 11.1 - District Requirements for Signs, and Article 16 - Overlay Zoning District Regulations Bells Ferry Community Design Guidelines to allow a digital sign. The property is located in Land Lots 898 and 899 of the 21st District and further described as Cherokee County Tax Map 15N05, Parcel 014.

****Request to postpone until next month****

Case #19-04-018V Bryan Gilde at 373 McRae Drive requesting a variance to the Cherokee County Stream Buffer Protection Ordinance No. 2005-Z-003 Section 5; 5.1 (2) to allow a 22-foot encroachment into the 25-foot impervious stream bank buffer for a home. In addition, the applicant is requesting a variance to Article 5, Section 5.6A to allow an accessory structure in the front yard area and a variance to allow this accessory structure 8 feet from property line instead of the required 10 feet. The property is located in Land Lot 233 of the 14th District and further described as Cherokee County Tax Map 14N24, Parcel 090A.

Case #19-04-019V Arrowhead Homes, Inc. at 173 Red Cloud Drive requesting a variance to Community Development (CD) District; Article 5, Section E. to allow an 8-foot encroachment into the 25-foot rear building setback to construct a home. The property is located in Land Lot 203 of the 22nd District and further described as Cherokee County Tax Map 22N17, Parcel 353.

Case #19-04-020V Stephen's Communities Corporation at 2006 Vicksburg Trail requesting a variance to Article 7, Table 7.1A: Minimum District Development Standards to allow a maximum three (3) foot encroachment into the required ten (10) foot side building line setback. The property is located in Land Lot 1223 of the 15th District and further described as Cherokee County Tax Map 15N06D, Parcel 127.

Case #19-04-021V Curtis W. Carroll at 2016 Avery Road requesting a variance to Article 5, Section 5.4 Access to Public Street to allow a twenty (20) foot wide access easement to serve a minor subdivision of three (3) lots instead of the required sixty (60) foot wide access easement to a public street. The property is located in Land Lots 306 and 307 of the 14th District and further described as Cherokee County Tax Map 14N30, Parcel 087B.

Case #19-04-022V Tony McDowell at 960 Liberty Hill Road requesting a variance to Article 7, Table 7.1A: Minimum District Development Standards to allow a barn to encroach twenty-five (25) feet into the required fifty (50) foot side building line setback. The property is located in Land Lots 21 and 51 of the 2nd District and further described as Cherokee County Tax Map 02N10, Parcel 105E.

Case #19-04-023V Joseph R. Vidal at 607 Rocky Creek Point requesting a variance to the Cherokee County Stream Buffer Protection Ordinance No. 2005-Z-003 Section 5; 5.1 (2) to allow a 19-foot encroachment into the 25-foot impervious stream bank buffer for a pool and patio structure. The property is located in Land Lot 1187 of the 15th District and further described as Cherokee County Tax Map 15N30K, Parcel 096.

Case #19-04-024V Mirramont Homeowners Association and Mirramont Office Park Homeowners Association at Mirramont Lake Drive and Bells Ferry Road requesting a variance to Article 8, Section 8.11.8, Article 13, Section 13.10, Article 11, Table 11.1 and Article 16, Section 16.2.6 (G) of the Zoning Ordinance to be allowed a non-conforming LED sign. In addition, the applicant is requesting a variance to Article 8, Section 8.8 and Article 16, Bells Ferry Overlay District to allow an additional monument sign with a total square footage of 32 square feet, 6 feet in height in Civic Space of the Bells Ferry Overlay District. The property is located in Land Lots 899, 900 and 901 of the 21st District and further described as Cherokee County Tax Map 15N05H, Parcel 031A and Tax Map 15N05G, Parcel 080A.

Case #19-04-025V Woodmont Golf and Country Club at the intersection of East Cherokee Drive and Gaddis Road requesting a variance to Article 11, Section 11.6 to allow two (2) additional freestanding signs at entrance of subdivision and to allow the signs to not be constructed in a monument style. Both signs will be 4 feet by 8 feet each. The property is located in Land Lot 1022 of the 3rd District and further described as Cherokee County Tax Map 03N11, Parcel 182E.

Case #19-04-026V Lynwood Development, LLC at 6310 Bells Ferry Road requesting a variance to the Cherokee County Stream Buffer Protection Ordinance No. 2005-Z-003, Section 5; 5.1 (1 and 2) to allow a 25 foot encroachment into the undisturbed natural vegetative buffer and a 25 foot encroachment into the additional impervious cover setback for a total encroachment of 50 feet. The property is located in Land Lots 1045 and 1046 of the 21st District and further described as Cherokee County Tax Map 15N05, Parcel 001 and 001A.

Other Items

Approval of February 7, 2019 Minutes

Approval of March 7, 2019 Minutes