

Cherokee County Zoning Board of Appeals
Public Hearing Agenda
Thursday, September 3, 2020
6:30 p.m.

Case #20-08-043V Bagwell & Spears, Inc. (BOC Dist. 1)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 27, Appendix C - Site Density Requirements to allow tree save area to count as 100%-unit value vs. 50% towards the total site density requirement. The property is located in at 498 Operation Drive Land Lot 281 of the 14th District and further described as Cherokee County Tax Map 14N027 Parcel 030B.

Case #20-09-047V Mirramont HOA (BOC Dist. 4)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 8, Section 8.8 Civic Functions, Cherokee County Zoning Ordinance Article 11, Section 11.6 (3) Development Entrances, and Cherokee County Zoning Ordinance Article 16, Section 16.2 Bells Ferry Community Design District to allow a non-monument style subdivision development entrance sign for the Mirramont Community. In addition, the applicant seeks to modify conditions #1 and #2 of Variance Case #19-04-024V to allow a development entrance sign to be more than six (6) feet in height and to allow said sign to not match the design and size of the existing monument sign located on Mirramont Lake Office Park Association property. The property is located at 301 Mirramont Lake Drive in Land Lot 900 of the 21st District and further described as Cherokee County Tax Map 15N05G Parcel 080A.

Case #20-09-048V Bryan Maphet (BOC Dist. 2)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 5 - General Provisions, Section 5.5-5 (i.) Effect of Recorded Plat to allow a swimming pool to be built in the fifty (50) foot undisturbed buffer. The property is located at 105 Brannon Drive in Land Lots 224 and 281 of the 2nd District and further described as Cherokee County Tax Map 02N02B Parcel 003.

Case #20-09-049V Kelly Thacker (BOC Dist. 4)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 5 - General Provisions, Section 5.6 A. Location on Lot to allow a garage in the front yard area. The property is located at 3711 James Road in Land Lot 1134 of the 21st District and further described as Cherokee County Tax Map 21N06 Parcel 016.

Case #20-09-051V John Nordness (BOC Dist. 3)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 5 - General Provisions, Section 5.6 A. Location on Lot to allow an accessory structure to be located in the front yard area. The property is located at 296 Lemon Street in Land Lot 429 of the 15th District and further described as Cherokee County Tax Map 15N02 Parcel 079.

Case #20-09-051V Joshua Brownlee (BOC Dist. 3)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 5, Section 5.6 A. Location on Lot to allow an accessory building to be located closer than ten (10) feet from the side lot line. The property is located at 779 Holly Street in Land Lot 280 of the 15th District and further described as Cherokee County Tax Map 15N08 Parcel 164.

Case #20-09-052V Genesis Engineering Collaborative (BOC Dist. 2)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 16, Section 16.1.5-8 Parking to allow a parking ratio of 7.60 spaces per 1,000 square feet of gross building floor area for a total of 109 parking spaces. The property is located at 15021 Highway 92 in Land Lot 1256 of the 15th District and further described as Cherokee County Tax Map 15N30 Parcel 062.

Case #20-09-053V Austin Lee Johnson (BOC Dist. 4)

The applicant is requesting a variance to Cherokee County Zoning Ordinance, Article 5 - General Provisions, Section 5.6 A. Location on Lot to allow a detached accessory building to encroach seven (7) feet into the setback line. The property is located at 135 Sable Trace Trail in Land Lot 124 of the 21st District and further described as Cherokee County Tax Map 21N11H Parcel 319.

Other Items

Approval of August 6, 2020 Minutes.