

**Cherokee County Zoning Board of Appeals**  
**Virtual Public Hearing Agenda**  
**Thursday, May 21, 2020**  
**2:00 p.m.**

**To access and participate in the virtual public hearing, visit [www.cherokeega.com/Zoning](http://www.cherokeega.com/Zoning) and click on “Virtual Public Hearing.”**

**New Cases**

**Case #20-04-026V Theory Homes, LLC (BOC Dist. 2)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 5, Section 5.6 A. Location on Lot to allow a detached garage in the front yard area. The property is located at 125 Gay Thompson Drive in Land Lots 119 and 120 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N19, Parcel 111D.

**Case #20-04-027V Zucca Swimming Pools (BOC Dist. 3)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 5, Section 5.6 A. Location on Lot to allow a swimming pool closer than ten (10) feet from the side lot line. The property is located at 302 Westbridge Lane in Land Lots 6 and 7 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N07K, Parcel 116.

**Case #20-04-028V Puma Land, LLC (BOC Dist. 1)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 11, Section 11.1, 1.b. to allow commercial size sign on a commercial zoned lot in residential use. The property is located at 5585 Cumming Highway in Land Lot 941 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N05, Parcel 146.

**Case #20-04-029V Taylor & Mathis, Inc. (BOC Dist. 4)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 27 Tree Preservation and Replacement Ordinance in order to use two (2) inch caliper trees at a 0.7 unit value towards tree recompense. The applicant also requests permission to use the Sample Area Method to calculate the site tree density units for the subject parcel. The property is located at 6002 Old Alabama Road in Land Lots 1058 and 1103 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N05, Parcel 248E.

**Case #20-05-032V SDC Gwinnett, LLC – Parkside East (BOC Dist. 3)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 7, Table 7.1 - Minimum District Development Standards to reduce the Townhouse (RTH) minimum front yard setback to thirteen (13) feet on lots 68 - 77, 81 - 89, and 91 - 92. The property is located at 144 Univeter Road in Land Lot 57 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N13, Parcel 025.

**Case #20-05-033V SDC Gwinnett, LLC – Parkside (BOC Dist. 3)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 7, Table 7.1 - Minimum District Development Standards to reduce the Townhouse (RTH) minimum front yard setback to thirteen (13) feet on lots 1-12, 15, 16, 17-22, 24-26 and 31-36. The property is located at 3460 Marietta Highway in Land Lot 57 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N13A, Parcel 038, 039 and 040.

**Case #20-05-034 V Lloyd Milholland (BOC Dist. 3)**

Applicant is requesting a variance to Cherokee County Zoning Ordinance Article 7, Table 7.1 - Minimum District Development Standards to reduce the General Agricultural (AG) minimum building setback from fifty (50) feet to ten (10) feet. The property is located at 403 Mt. Carmel Church Lane in Land Lot 50 of the 22<sup>nd</sup> District and further described as Cherokee County Tax Map 22N12, Parcel 054

**Other Items**

Approval of March 5, 2020 Public Hearing Meeting Minutes