

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

Approved 1-9-2014

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on Thursday, November 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, Bill Dewrell and Melissa Range. Cynthia Castello was not in attendance. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator; Tamala Davis, Planning Technician and Chris Hamilton, County Attorney.

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

New Cases

Case #13-11-020V Paul Nielsen requesting a variance to the old Article 23. The applicant is requesting a variance to encroach 35 feet into the 50 foot perimeter buffer for placement of a pool. The property is located at 101 Autumn Glen Drive in Land Lot 398 of the 15th District and further described as Cherokee County Tax Map 15N26D, Parcel 001.

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

Paul Nielsen represented this case. Mr. Nielsen stated they would like to have this pool put in and they back up to a farm. He stated they will provide landscaping between the pool and the farm.

Ms. Semler asked if there was anyone to speak in support of this case.

Billy Page with the Homeowner's Association came forward to speak in support. Mr. Page stated the Board of Directors have known about this project for some time and they voted unanimously last week in favor of this request.

Mr. Andy Cook with Aqua Fun, Inc. spoke in support. Mr. Cook stated he is the contractor and some measures have been taken on the landscape orientation. He stated there was a plan submitted with the application designed by a landscape architect that shows the landscaping in this buffer.

Ms. Semler asked if there was anyone else to speak in support or opposition to this application. There being none, she closed the public hearing.

Mr. Taylor stated Staff has requested a visual border be created and the landscape plan submitted does not meet this. He stated this plan is not what they would want to approve.

Ms. Lee stated their concept plan is very pretty but will not establish a visual screen and we would want a variety of types of evergreens.

Mr. Taylor stated he is sure the County Arborist could work with them or even their landscape architect can take the recommendation and adapt his plan to meet this.

Mr. Taylor made a motion to accept the application with staff recommendation to provide a year round visual screen that will be incorporated into the landscape plan, to work with County Arborist or present a plan to zoning that meets this requirement from the original designer. Seconded by Ms. Range. Unanimous approval.

The next case, **Case #13-11-021V Brian Camp** requesting a variance to Article 7, Section 7.7-24a (1). The applicant is requesting an 8 foot variance to the required 25 feet separation for chicken coops and property lines. The property is located at 285 William Bobo Drive in Land Lot 304 of the 14th District and further described as Cherokee County Tax Map 14N30, Parcels 121 and 122.

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

Mr. Camp represented this case. Mr. Camp stated he has the chickens in 10' x 6' dog kennels with roofs and currently 17 feet from property line. He stated it is in a heavily wooded area and chose this location since it was a natural opening and did not have such a steep grade. He stated you cannot see these from the road. Mr. Camp stated he did speak with the neighbor and he had no objection.

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

Mr. Taylor made a motion to approve this application. Seconded by Ms. Range. Unanimous approval.

The next item was the approval of the 2014 ZBA Calendar. Ms. Range made a motion to change the two (2) meeting dates being January 2, 2014 to January 9, 2014 and July 3, 2014 to July 10, 2014. Seconded by Mr. Dewrell. Unanimous approval.

The last item was the approval of October 3, 2013 Minutes. Ms. Semler made a motion to approve. Seconded by Mr. Dewrell. Unanimous approval.

Ms. Semler made a motion to adjourn. Seconded by Mr. Dewrell. The meeting adjourned at 6:49 p.m.