

**Cherokee County Zoning Board of Appeals
Public Hearing Minutes
Thursday, February 4, 2016
6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regular public hearing on Thursday, February 4, 2016 in Cherokee Hall of the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Melissa Range, Elizabeth Semler, Marla Doss, Bill Dewrell and Cindy Castello. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator, Tamala Davis, Planning Technician and Paul Frickey, County Attorney.

The meeting was called to order at 6:30 p.m.

Case #16-02-004V Gregory Grande requesting a 12 foot variance to the rear building setback and an appeal to the decision to enforce a buffer regulated only by the plat. The property is located at 790 Lake Overlook Drive in Land Lots 422 and 443 of the 15th District and further described as Cherokee County Tax Map 15N08C, Parcel 143.

Vicki Lee presented this case. Ms. Lee discussed location of property, surrounding zoning and staff comments. Ms. Lee stated she has received no letter in support of or in opposition to this application.

Mr. Frickey informed the Board they would need to address each issue separately beginning with the variance request and then the appeal.

Mr. Grande presented photos to the Board. He stated they moved the house as close to the front as possible. He stated he measured incorrectly which caused the encroachment.

Ms. Range asked if there was anyone to speak in favor of or in opposition to this application, There being none, she closed public comment.

Ms. Semler made a motion to approve this variance request. Seconded by Ms. Castello. Unanimous approval.

Ms. Lee presented the reason for the appeal to enforce a buffer regulated only by the plat. She stated our office has not found any documentation as to why this 50 foot undisturbed buffer is shown however our office has historically adhered to the setbacks and buffers shown on a recorded subdivision plat.

Mr. Grande presented this case. Mr. Grande stated they would be grateful if this buffer can be removed from the rear of his property.

Ms. Lee stated the adjoining property falls within the City of Holly Springs, zoned R-20 and appears to be a lot of greenspace.

Ms. Semler made a motion to approve this appeal for this lot. Seconded by Ms. Castello. Unanimous approval.

The next item was the approval of January 7, 2016 Minutes. Ms. Range made a motion to approve. Seconded by Ms. Castello. Unanimous approval.

Ms. Semler made a motion to approve the 2016 Public Hearing Calendar. Seconded by Ms. Range. Unanimous approval.

Ms. Semler made a motion to adjourn. Seconded by Ms. Range. Unanimous approval. The meeting adjourned at 6:50 p.m.