

**Cherokee County Zoning Board of Appeals
Public Hearing Minutes
Thursday, May 4, 2017
6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regular public hearing on Thursday, May 4, 2017 in Cherokee Hall of the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Elizabeth Semler, Melissa Range, Cindy Castello, Marla Doss and Lisa Tressler. 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 6:35 p.m.

Case #17-05-023V Gary Warren requesting a variance to the Cherokee County Zoning Ordinance, Article 7, Table 7.1A for property located at 129 Sharp Mountain Creek to reduce the side setback from fifty feet (50') to thirty-five feet (35') and reduce the front set back from fifty feet (50') to forty-five feet (45') to allow more space for a house. The property is located in Land Lot 0071 of the 3rd District and further described as Cherokee County Tax Map 03N01, Parcel 145.

Vicki Lee presented the case. Ms. Lee discussed location of property, surrounding zoning and staff comments. She stated she has received no letters in support of or in opposition to this application. Ms. Lee stated to minimize impact, staff suggest the front setback of 55 feet along the cul-de-sac allow an encroachment for the home only to be reduced by 10 feet so as to accommodate the desired home, leaving the side building and other front building setback at 50 feet.

Gary Warren represented this case. Mr. Warren stated he is concerned with the staff recommendation and the direction of the home due to topography of lot and angle of property line.

Dane Gregory spoke in opposition. Mr. Gregory stated these are large lots with a good distance between homes. He stated he would like to preserve the 50 foot building setbacks and presented a petition to the Board from all the neighbors opposing the reduction in the side setback.

Mr. Warren spoke in rebuttal. Mr. Warren stated this is a large lot with a unique situation and does not feel this would set a precedent for this area.

Ms. Semler closed public comment.

Ms. Semler made a motion to approve a 15 foot variance along the cul-de-sac and deny the 15 foot side variance request. Seconded by Ms. Castello. Motion passed 5-0.

Case #17-05-024V David S. Forbes requesting a variance to the Cherokee County Zoning Ordinance, Article 7, Table 7.1A for property located at 661 Liberty Hill Road to reduce the front setback from fifty feet (50') to twenty feet (20') to build a detached garage. The property is located in Land Lots 1277 & 1278 of the 3rd District and further described as Cherokee County Tax Map 03N18, Parcel 032A.

This case was withdrawn due to no variance needed.

Case #17-05-025V Windsong Properties, LLC requesting variances to the Cherokee County Zoning Ordinance, Article 7, Table 7.1A for property located at 6058 Kemp Drive to reduce the front setback from sixty-five feet (65') to thirty-five feet (35') due to steep topography of the lot and to improve vehicular access to the home. The property is located in Land Lot 1051 of the 21st District and further described as Cherokee County Tax Map 21N11, Parcel 058.

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

Joel Larkin represented this case. Mr. Larkin stated this property was rezoned by the Board in November. He stated this variance request is due to the topography of the triangular shaped property. He stated it does have a sewer easement along one side. Mr. Larkin stated his client is proposing to build a ranch style home and is requesting the same setbacks be given to this parcel as the Board of Commissioners gave to the lots across the street.

Ms. Castello made a motion to approve as requested. Seconded by Ms. Doss. Motion passed 5-0.

Approval of Minutes

Ms. Semler made a motion for approval of March 2, 2017 Minutes. Seconded by Ms. Range. Motion passed 5-0.

Ms. Semler made a motion to postpone approval of April 6, 2017 Minutes. Seconded by Ms. Castello. Motion passed 5-0.

Ms. Semler made a motion to adjourn. Seconded by Ms. Castello. Motion passed 5-0.

The meeting adjourned at 7:02 p.m.