

**Cherokee County Zoning Board of Appeals**  
**Public Hearing**  
**Minutes**  
**Thursday, February 1, 2007**  
**6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on November 2, 2006 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Zoning Board of Appeals were Chairman Evert Hekman, Amy Dupree, Roy Taylor and Elizabeth Semler. Greg Elder did not attend. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Vikki Chadwick, Senior Clerk.

**Old Cases**

**Case #06-12-062V Kathy Contino** requesting a variance to Article 7. Table 7.1A; Minimum district development standards. The applicant is requesting a variance to allow a 1' side building setback instead of the required 10' building setback. This property is located in Land Lot 54 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N06B, Parcel 026.

**\*\*APPLICANT HAS REQUESTED THIS CASE BE POSTPONED TO MARCH\*\***

**New Cases**

**Case #07-02-006V B. J. Bells Ferry Investment, LLC.** Requesting a variance to Article 7, Table 7.1A. The applicant is requesting a variance to reduce the required 50' front setback to 30 adjacent to Hunter Trace. This property is located in Land Lot 1116 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 15N06F, Parcel 047.

Vicki Taylor Lee presented the case.

Applicant did not attend.

Mrs. Lee and the Board members discussed the case.

Mr. Taylor made motion to accept the application with conditions.

- Do not remove any trees and protect existing trees during construction.
- Do not increase any curb cut along Bells Ferry Road.
- He is released from meeting parking requirements of the total number of spaces required by (N.C.) Neighborhood Commercial.
- Reduces the total paving by 20%, shown on diagram 2 of 3 of the site plan.
- Applicant needs to meet full technical review of the Engineering, Fire and Building Departments.

Mr. Hekman seconded the motion.

Motion passed 4-0.

Board members discussed choosing to hear the case with the applicant absent, the board members made an exception, and would like to note they do not want to make a precedence setting.

**Other Items**

Approval of January 4, 2007 Minutes.

Adjourned: 6:45 P.M.