

**Cherokee County Zoning Board of Appeals
Public Hearing Agenda Minutes
Thursday, November 3, 2011
6:30 PM**

**Approved
12/01/2011**

The Cherokee County Zoning Board of Appeals held its regularly scheduled meeting on November 3, 2011 in Cherokee Hall at the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Roy Taylor, Elizabeth Semler, Viviane Decker, Cynthia Castello and Lanette Shaw. 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 by Chairman Roy Taylor at 6:31 p.m.

The first case presented by Vicki Taylor Lee was that of **Peter Bilson – Case #11-11-011V** requesting a variance to Article 7, Section 7.4-1.1. Applicant is requesting a reduction in open space by 8500 square feet to accommodate a swimming pool and parking for the neighborhood. This would reduce the required open space of 30% to 28%. This property is located in the Parc at Kellogg Creek Subdivision on Creek View Lane in Land Lot 896 of the 21st District and further described as Cherokee County Tax Map 21N11K, Parcel 001A.

Ms. Lee stated that our office did not receive any letters in support or opposition. She discussed staff comments and recommendation along with surrounding properties.

Peter Bilson, landscape architect represented this case. Mr. Bilson stated that they are requesting to reduce the open space from 30% to 28%. He stated the pool is designed for the number of homes in the neighborhood and will have a minimum size deck and that they have tried to keep this as small as possible. He stated that he had been informed by others that several people would not purchase in this neighborhood due to their being no pool. He stated that it will be centrally located within the subdivision, they will be building sidewalks and that it should be ready in spring. He stated that this proposal would not be detrimental to anyone.

Mr. Taylor asked if there was anyone to speak in favor or against this application. There being none the public hearing was closed.

Ms. Semler asked staff and Mr. Bilson what type of variance had come before the Board for this same neighborhood. Mr. Bilson stated that it was for reduction of front building setbacks on some of the lots within the subdivision.

Mr. Taylor made a motion to approve this application as presented.
Ms. Decker asked if the amenity buffer consisted of evergreens?

Mr. Taylor asked if the buffer would provide a year round visual screen as required by Ordinance.

Mr. Bilson stated that they would adhere to all requirements of the Ordinance and landscaping requirements.

Ms. Decker seconded the motion for approval of this application as presented.

Mr. Taylor asked for all those in favor. Motion passed 5-0.

The second item on the agenda was the approval of September 1, 2011 Minutes. Mr. Taylor made a motion to approve with one (1) minor correction. Seconded by Ms. Castello. Approved 5-0.

The next item was discussion of Case #10-10-017V Brian Keith Andrews. The Board discussed the case and asked Ms. Taylor Lee to send a letter to the applicant requesting another submittal.

Last was the discussion of Case #10-09-014V Paul Foster. The Board discussed their ruling on this case and clarified the condition attached.

Ms. Semler made a motion to adjourn. Seconded by Mr. Taylor. All was in favor. The meeting adjourned at 7:35 p.m.