

**Cherokee County Zoning Board of Appeals
Public Hearing Minutes
Thursday, June 4, 2015
6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regular public hearing on Thursday, June 4, 2015 in Cherokee Hall of the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Elizabeth Semler, Cindy Castello, Bill Dewrell, Melissa Range and Marla Doss. 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 #15-06-016V Matt Frey requesting a variance to Section 5.1.2 of the Cherokee County Development Regulations. The applicant is requesting a variance to eliminate the required 25 foot impervious stream bank buffer. The property is located at Whisperwood Trail in Land Lot 1117 of the 21st District and further described as Cherokee County Tax Map 15N06, Parcel 134.

Vicki Lee presented this case. Ms. Lee stated the applicant is requesting a waiver of the impervious buffer to allow land disturbance activities, drainage structures and gabion walls within the 75 foot impervious buffer. She stated a wall intended for home construction, as well as a detention pond already encroach into the impervious buffer that were built during the initial Land Disturbance Permit issued in 2006. She stated this development was interrupted during the economic downturn and is now in the process of re-permitting. Ms. Lee stated the additional 25 foot impervious buffer ordinance was added during the time this project was in limbo, but already had approved plans, unfortunately, because of the delay, the new buffer is now a factor. Ms. Lee stated staff has no objection to this waiver contingent upon increased water quality during design to offset the impervious buffer.

Doug Patton with Centerline Surveying represented this case. Mr. Patton stated this development was previously approved and they are in the process of re-permitting. He stated originally at the time of development, there was a 25 foot State Undisturbed Buffer and a 25 foot County Undisturbed Buffer. He stated since, another 25 foot County Impervious stream bank buffer was added. Mr. Patton stated the Engineer plans to provide increased water quality during design to offset impervious buffer.

Mr. Dewrell made a motion to approve. Seconded by Ms. Castello. Unanimous approval.

Case #15-06-017V Faith Community Church requesting a variance to Article 11, Section 11.1. The applicant is requesting a variance to extend the maximum height of a freestanding sign from 8 feet to 16 feet. The property is located at 287 Rope Mill Road in Land Lot 926 of the 15th District and further described as Cherokee County Tax Map 15N11, Parcel 038A.

Case postponed until next month – notice signs were not posted

Other Items

Ms. Semler made a motion to approve the January 8, 2015 Minutes. Seconded by Ms. Range. Unanimous approval.

Ms. Semler made a motion to approve the May 7, 2015 Minutes. Seconded by Ms. Range. Unanimous approval.

Ms. Semler made a motion to adjourn. Seconded by Ms. Castello. Unanimous approval.

The meeting adjourned at 6:40 p.m.