

**SUBJECT:**

**Case #24-03-011V Parks Huff for Lindstrom &  
Company, LLC (BOC Dist. 2).**

**MEETING DATE:**

April 2, 2024

**SUBMITTED BY:**

Thomas Trawick

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**SUGGESTED ACTION:**

Consider applicant's appeal regarding the Zoning Board of Appeals variance decision concerning several variances to Article 7, Article 10, and Article 27 as outlined on attachment.

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**FACTS AND ISSUES:**

The property is located at 8427 Vaughn Road and further described as Cherokee County Tax Map 15N26E, Parcel 141A.

Applicant requests for a variance to Article 7, Section 7.5-3.3, letter E, Landscaping, to eliminate the 6-foot wide landscape strip required along the side lot or lease lines and to reduce the 10-foot wide landscape strip required along Hickory Road to 7'; variance to Article 12, Off-Street parking Regulations, to reduce the minimum parking count from 112 to 99; variance to Article 7, Section 7.7-15, letter B, #3, to reduce the setback for exterior play structures (such as swing sets, playground equipment, etc.) to 5'; a variance to Article 7, Table 7.1A: Minimum District Development Standards, to reduce the internal side and rear setbacks to 5'; a variance to Article 10, Section 10.6-2, Screening Requirements, Section 10.6-5, Disturbances or Encroachments, and to Article 5, Section 5.5-9, i, Effect of Recorded Plat, to allow for a 5' encroachment into the 35' zoning buffer to allow for grading and the installation of a retaining wall; and a variance to Article 27, Section 27.12-2, Minimum Planting Area to reduce the minimum square footage for both overstory and understory trees to 150 square feet.

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**ATTACHMENTS:**

[BOC\\_ParksHuff\\_APPEAL\\_Presentation.pdf](#)

[Updated Lindstrom Bd of Comm Appeal 3.22.2024.pdf](#)

[24-03-011V Staff Report.pdf](#)

[Appeal Letter 3.15.2024.pdf](#)

[Complete Application.pdf](#)

[Corrected Variance Letter - Parks Huff for Lindstrom.pdf](#)