

**SUBJECT:**

**Public Hearing - Appeal - ZBA Case #24-09-047V Ilde Robles (BOC Dist. 4).**

**MEETING DATE:**

November 19, 2024

**SUBMITTED BY:**

Dana Spayde

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**SUGGESTED ACTION:**

Conduct a public hearing to consider a request to appeal a September 12, 2024 decision by the Zoning Board of Appeals to deny a variance request from Article 8, Section 8.3.6, to eliminate the required 30' buffer when adjacent to GC properties.

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**COMMISSION DISTRICT:**

4

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**TAX MAP AND PARCEL #:**

15N06 011A

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**FACTS AND ISSUES:**

The property is located at Cherokee County Tax Map 15N06 , Parcel 011A. On September 12, 2024, the Zoning Board of Appeals heard a request by Ilde Robles for a variance to Article 8, Section 8.3.6, to eliminate the required 30' buffer when adjacent to GC properties. The Zoning Board of Appeals voted to deny the request (4-1). On September 21, 2024, the applicant requested to appeal the decision for denial by the Zoning Board of Appeals. On October 1, 2024, the Board of Commissioners voted to consider the applicant's appeal.

Per Article 15, Section 15.16 of the Cherokee County Zoning Ordinance, "An appeal of a decision by the Zoning Board of Appeals shall be to the Cherokee County Board of Commissioners, effected by submission of a letter of appeal to the Board of Commissioners, no later than ten (10) calendar days after the Zoning Board of Appeals' decision has been rendered and provided to the applicant. The letter of appeal shall be placed on an agenda at the Board of Commissioners' next regularly scheduled meeting, and the Board of Commissioners shall determine at such meeting whether it will consider the appeal. If the Board of Commissioners decides that it will consider the appeal, the appeal shall then be placed on a future agenda of the Board of Commissioners. A denial of a review by the Board of Commissioners shall be an affirmation of the decision of the Zoning Board of Appeals and shall constitute the final decision of the Board of Commissioners of Cherokee County".

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**ATTACHMENTS:**

[24-09-047V Staff Report.pdf](#)

[Appeal Letter.pdf](#)

[Application\\_Redacted.pdf](#)

[Variance Denial Letter.pdf](#)

[Wade Green Rd - Compromise Concept Plan - 10-7-24.pdf](#)

[BOC Presentation\\_Robles\\_11.19.2024.pdf](#)