

SUBJECT:

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

MEETING DATE:

January 7, 2025

SUBMITTED BY:

Dana Spayde

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 zoned properties.

COMMISSION DISTRICT:

4

TAX MAP AND PARCEL #:

15N06 011A

FACTS AND ISSUES:

The property is located on Wade Green Road and is further described as 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.

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](#)