

it would cause substantial detriment to the public good and recommends approval. Mrs. Hobby stated she wasn't sure exactly how to access the properties. Mrs. Braswell stated there was no culvert at this point for the lane/path. Mrs. Quarterman stated that the path was not straight and asked if they could require the easement/path be straight. Mrs. Braswell stated that the County wanted access for the property owners as well as for safety vehicles. Chairman Strickland expressed concerns about the path going through the middle of some of the parcels in question. Mr. Brantley asked if they were separate parcels. Mrs. Braswell stated they were already tax parcels and deeded parcels. Mr. Brantley asked how they were subdivided. Mrs. Braswell stated by deed. Mr. Brantley asked if the plat was ever recorded. Mrs. Braswell stated it was not. Mr. Brantley asked if it started out as one parcel. Mrs. Braswell stated it did. Mr. Hogan asked if the owners had indicated what side of the parcels they would prefer the easement be on. Mrs. Braswell stated that at this point, there had been no indication of where the owners wanted the easement, but that the property owners were in attendance.

Chairman Strickland asked if there was anyone who would like to speak in support of the application. Ms. Maddie Jordan, 3356 Orr Road, applicant, stated that her father had left her and the other owners the property and that she believed he did not know that the plat needed to be recorded. Ms. Jordan stated that the property had been farmed, and they traveled the dirt path by car and truck. Chairman Strickland stated that it might be better to have the path/easement down one side or the other so that the parcels weren't split by an easement. Ms. Jordan stated it might be best to have the easement on the western side as the home place was on the eastern side. Mrs. Hobby asked if there was a reason why the family might want to have the easement down the middle. Ms. Jordan stated that in the future, the family might want to subdivide those parcels in half. Chairman Strickland asked if a subdivision was a possibility. Mrs. Braswell stated that the property would need to be rezoned because R-A did not accommodate parcel sizes small enough to subdivide. Mr. McCall stated he wanted to make sure the properties were served by a contiguous easement. Mr. Alvarado asked if tabling might be necessary. Chairman Strickland stated that tabling might not be necessary, but that the family could request tabling. Mrs. Hobby stated that it didn't sound like there was a need to table, because the idea of possibly subdividing sounds like it is more a concept for the future rather than an imminent concern. Mrs. Quarterman asked if there was any concern from the Fire Department regarding a path/easement that is crooked. Mrs. Braswell stated there was not.

Chairman Strickland asked if there was anyone present who wished to speak in opposition to the request. There was no response. Chairman Strickland then asked if there was any public contact made with the County Zoning office. Mrs. Braswell's stated there was none.

There being no further discussion, Chairman Strickland called for a motion. Mr. McCall made a motion to approve the request as presented, with the condition that a clear, drivable, continuous 20-foot wide easement accessing all properties be established with driveway access from the main road, citing criteria "d." Mr. Hogan seconded the motion and it was called and carried by the majority (5-1 vote). Mr. Alvarado voted against the motion.

Agenda Item # 4: VAR-2016-24 --- Kenneth Parsons (2057 Woody Circle)

The applicant is requesting a variance to the maximum allowable floor area for an accessory structure. The property is located at 2057 Woody Circle, consists of about 0.85 acres, and is zoned R-1. The applicant is proposing to construct an accessory structure consisting of 1,500 square feet. The maximum limit for this particular parcel is 800 square feet. The property contains two accessory structures, one of which was damaged by a recent hurricane. The applicant wants to replace both structures with one that is large enough to meet their needs. Staff reviewed the request and recommends approval.

Chairman Strickland asked if there is anyone present who would like to speak in support of this request. Mr. Kenneth Parsons, 2057 Woody Circle, applicant, stated he was available if there were any questions. Chairman Strickland asked if he was planning to concrete over two existing slabs to make one larger slab. Mr. Parsons stated that was correct. Chairman Strickland asked if these would meet setbacks. Mr. Parsons stated he would check and make sure he could meet setbacks. Chairman Strickland recommended that he make sure, because if not, he would either have to remove concrete or ask for additional variances. Chairman Strickland asked if there were height restrictions. Mrs. Braswell stated the height restriction in residentially zoned property was 35 feet.

Chairman Strickland asked if there was anyone else present who wished to speak in support of this request. There was no response. Chairman Strickland then asked if there was anyone present who would like to speak in opposition to this request. There was no response. Chairman Strickland then asked if there had been any public contact with the County zoning office. Mrs. Braswell stated there was none. There being no further discussion, Chairman Strickland called for a motion.