

Mr. Brantley made a motion to approve the request as presented, citing criteria "d." Mr. Hogan seconded the motion and it was called and carried unanimously (6-0 vote).

Agenda Item # 5: VAR-2016-25 --- Rufus Foster (3435 Mable Road)

Mrs. Braswell stated that the applicant is requesting a variance to the lot width requirements. The subject property consists of 1 acre and is located at 3435 Mable Road in an R-1 zoning district. Section 4.01.01(E) and 4.01.01(G) provides standards for minimum lot width. The applicant is wanting to locate a manufactured home on a parcel inherited from his family. (There are other parcels derived from this family land that potentially need variances as well.) In trying to place the home on the site, the Board of Health requested a copy of the recorded survey plat. Upon submitting the survey plat to the County, staff ascertained that the tract does not meet the minimum 120 feet lot width standards for R-1 zoned lots. The applicant's proposed parcel is 105 feet in width. Therefore, he is asking for a 15-foot variance. Mrs. Braswell stated that staff recommended tabling the request in order to work towards an alternative solution so none of the parcels need variances, but the applicant wanted to move forward. Mrs. Hobby asked Mrs. Braswell if she was at liberty to discuss the solution that might help all the property owners. Mrs. Braswell stated she could discuss it, but this one lot still might need a variance, but that the other lots might not. Mrs. Braswell identified a tract that one sister owned that consists of 3 acres, and that if one lot line was shifted over they could shift several other lot lines and either buy a portion of the parcel next door or swap land. This would widen the parcels, and they would not need lot width variances. Mrs. Hobby asked if the sister with the 3 acres was amenable to this. Mrs. Braswell said she had spoken to her, and it was a matter of getting the family together to discuss and make a decision.

Chairman Strickland asked if there was anyone present who would like to speak in support of this request. Mr. Rufus C. Foster, 3322 Hillis Road, applicant, spoke on behalf of the application. He indicated that his particular tract was identified as tract #3, and that his sister may not be amenable to the land swap. He said he was ready to buy the manufactured home, but did not have any place to put it right this moment. Mr. Brantley asked how long he had owned the property. Mr. Foster said he had owned this property since 1995, and his mother had owned it prior. Mr. Brantley asked if it had been divided among her children. Mr. Foster stated it had been divided among him and his 3 siblings, and that the parcels were the same size.

Mr. Ulysses McBurrough Jr., 3392 Fred Walker Drive, asked what was going to be placed on this property. Mr. Foster stated he was going to place a small manufactured home there. Mr. McBurrough stated he had seen people surveying there and was fine with a manufactured home being placed there.

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 wished to speak against the request. There was no response. Chairman Strickland then asked Mrs. Braswell if there had been any public contact with the County Zoning office. Mrs. Braswell stated that she had given the Board a letter she had received from a nearby property owner who was not really in support or in opposition. T

There being no further discussion, Chairman Strickland called for a motion. Mrs. Hobby made a motion to approve the request as presented, citing criteria "d." Mr. Alvarado seconded the motion and it was called and carried unanimously (6-0 vote).

Agenda Item # 6: VAR-2016-26 --- Henrietta Moody (2831 Hunter McCormick Road)

Mrs. Braswell stated that the applicant is requesting variances from ULDC Sections 6.03.03 and 6.03.04 as they relate to the water and sewer system connection requirements. The subject property is located at 2831 Hunter McCormick Road in an R-1 zoning district and consists of 3 acres. The ULDC requires that, when the parent tract of the new subdivision is within 1,000 feet of the County water and sewer systems, the development must be connected to water and sewer. However, the applicant states that connection to County water and sewer is cost prohibitive and is requesting relief to utilize a private well and septic system. (County staff estimates the costs to the applicant to be about \$12,800, with the County connections being about 400 to 450 feet away.) (Lowndes County has no short-term plans to run water and sewer services along Hunter-McCormick Road.) Staff understands that costs are a reality but unfortunately are not a hardship. Therefore, staff recommends for denial.

Chairman Strickland asked if this was part of a larger parcel. Mrs. Braswell said it is a 3-acre tract with an existing house. The applicant wants to build a second house on the property. Mrs. Quarterman asked if the existing house