

Chairman Strickland asked if there was anyone else in support of the application. No one spoke. Chairman Strickland asked if anyone would like to speak in opposition of the application, or if anyone had questions. No one spoke. Chairman Strickland asked if anyone had contacted Mrs. Braswell's office. Mrs. Braswell stated that when she posted the sign on the property, the tenant came out to ask what was going on. Mrs. Braswell believed the tenant was in the process of moving out at that point. Other than that, no one inquired about the case.

Mrs. Quarterman asked how the house was permitted when the lot width regulation existed at the time of permitting. Mrs. Braswell stated the error was discovered when the survey was reviewed after the house was built. Mr. Alvarado asked how large the property was. Mrs. Braswell stated the parcel was 1.06 acres. Mr. Alvarado stated he saw a date of 1992 on a survey. Mrs. Braswell stated that was when lots 5—the particular parcel in question--and 6 were combined.

There being no further questions, Chairman Strickland opened the floor for a motion. Mr. Alvarado made a motion to approve the request as presented citing criteria "d." Mr. McCall seconded the motion. The motion was called and carried with a vote of 5-0-1, with Mr. Brantley abstaining.

Agenda Item # 4: VAR-2017-07 --- Stacy Rountree (6119 Shiloh Road, Valdosta)

Mr. Brantley resumed his seat at the table.

Chairman Strickland announced the case. Mrs. Braswell stated the applicant was asking for side yard variances for three accessory buildings. The property is located at 6119 Shiloh Road in an E-A zoning district and consists of approximately 14 acres. Table 5.02.01(D)(8) requires that setbacks for accessory buildings in non-residential zoning districts such as E-A zoning districts are the same as front, side, and rear setbacks for the principal structure. In this instance, there are three existing accessory structures—two barns and a shed—that were constructed after adoption of the ULDC and are too close to the side property line. The side setback for the principal structure in the E-A zoning district is 20 feet. Therefore, variances of 14.5 feet for a barn, 9.5 feet for a barn, and 10 feet for a shed are being requested. The TRC reviewed the request and had differing opinions. Planning & Zoning recommended to approve a ten foot variance for all of the accessory structures that do not comply with current standards. Overall, the TRC ultimately recommended for the variances as presented.

Mrs. Quarterman asked if the current owner built the structures. Mrs. Braswell stated that they could find the building permit for one of the structures, and the owner at the time built the structure. Mrs. Quarterman asked if the building permit listed the setbacks. Mrs. Braswell stated the zoning approval letter did.

There being no further questions, Chairman Strickland asked if there was anyone to speak on behalf of the application. No one spoke. Chairman Strickland asked if there was anyone to speak in opposition to the application. No one spoke. Chairman Strickland asked if anyone had contacted Mrs. Braswell's office. Mrs. Braswell stated there had been no contact.

Mrs. Quarterman asked if anyone was present to represent the applicant. There was no one. Mr. Brantley asked if there was a variance requested for the metal shed. Mrs. Braswell stated there was not because the owner was going to remove that particular shed. Mr. McCall stated that it appeared that staff had recommended that the open storage portion of the barn be removed. Mrs. Braswell stated that was Planning and Zoning's recommendation. Chairman Strickland asked if the applicant was aware of staff's recommendation. Mrs. Braswell stated no. Chairman Strickland asked what options the applicants had if they disagreed with that recommendation. Mrs. Braswell stated they could wait a year and reapply, or move the buildings. Chairman Strickland asked what the County's advice would be if the Board granted a variance of ten feet to the applicants if they indicated they wanted to wait a year and reapply. Mrs. Braswell stated they would advise the applicant to remove the structures and reapply in a year. Chairman Strickland stated the Board could choose to vote on the request or table the request to give the applicant a month to understand what their options are.

There being no further discussion, Chairman Strickland called for a motion. Dr. Houseal made a motion to table the request until the regularly scheduled June 2017 meeting. Mrs. Quarterman seconded the motion. The motion was called and carried with a vote of 5 to 1, with Paul Alvarado voting against the motion.