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Additionally, the applicants are applying for a variance as well. They would like to replace their house—at 40 feet by 28 feet. M-1 zoning has a front yard setback of 40 feet, and the applicants are requesting a 9 feet front yard setback, therefore requesting a variance of 31 feet. Not only did the damaged house sit closer than 40 feet, but the residential districts in Valdosta have front yard setbacks ranging from 15 feet to 35 feet for houses without garages, depending on zoning district. Given that the situation was created by the current zoning of the property and by the setback requirements of M-1 zoning for a use that is much less intense than the allowed uses within M-1, staff recommended approval of the variance request with the condition that it be for the house only.

Mrs. Quarterman expressed concern that a 9 feet front yard setback would place the house close to the road, in the event the road was widened one day. Mrs. Quarterman asked what typical front yard setbacks for residential property are. Ms. Tolley stated, for houses without garages, anywhere from 15 to 35 feet, depending on the individual zoning district. Mrs. Hobby asked what the depth of the lot was. Ms. Tolley stated it was 123 feet by 55 feet. Mrs. Hobby stated that when she visited, there were a lot of big trucks using Cypress Street.

There being no further questions, Chairman Strickland asked the applicant to approach the podium. Mrs. Hobby asked why they wanted it closer to the road. Mr. Kenneth Anderson, 1306 Cypress Street, stated that they would do what the City wanted them to do. Mrs. Hobby stated she had concerns for safety, and it would give them a larger front yard. Chairman Strickland asked if there was anyone who would like to speak in opposition. No one spoke. Chairman Strickland asked if anyone had contacted the Zoning office. Ms. Tolley stated no one had.

There being no further questions, Chairman Strickland opened the floor for a motion pertaining to the PELUC. Mrs. Quarterman made a motion to approve the PELUC as presented. Mr. Alvarado seconded the motion. The motion was called and carried with a vote of 6 to 0.

Chairman Strickland called for a motion regarding the variance request. Mrs. Hobby made a motion to approve the request for a minimum front yard setback of 15 feet, with the condition that this be approved for a single family residence only. Mr. McCall seconded the motion. The motion was called and carried with a vote of 6 to 0.

OTHER BUSINESS

Agenda Item # 6: Approval of Minutes: May 2, 2017

Chairman Strickland asked if there were any concerns with the draft minutes. There being none, he called for a motion. Mr. Alvarado made a motion to approve the minutes as presented. Mrs. Hobby seconded the motion and it was called and carried with a vote of 6 to 0.

Chairman Strickland welcomed Victoria Copeland to the Board.

Mrs. Quarterman stated that Mr. Mike Hill, a former Board member, had recently passed away, and she wondered if there was any way to recognize Mr. Hill's service and express sympathy. Mr. Alvarado stated that the Board could possibly place something in the paper. Chairman Strickland wondered if there were any funds for that particular purpose. Mrs. Braswell stated that she may have some funds. Ms. Tolley stated that she could check to see if the City had any funds available.

Agenda Item # 5: Adjournment

There being no further business, the meeting adjourned at 3:22 p.m.

Allan Strickland, IV, Chairman

Date