

(5) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.	
Applicant:	Granting the requested variances will not impair or injure other property or improvements in the neighborhood, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood. Granting the variances will actually improve safety and decrease the congestion in the public streets with their improved entrances and added drive-through aisle and increase accessibility onsite.
Staff:	There will be little to no direct impact on adjacent properties.
(6) The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structures.	
Applicant:	The 31 parking spaces variance, 85% impervious area variance and accessory building location variance is the minimum variance that will allow increased safety, reduced public street congestion and increased accessibility on site.
Staff:	The variances are smaller variances which will have positive impacts on the property.
(7) The requested variance will not be inconsistent with the general spirit and intent of the LDR or the purpose and intent of the Comprehensive Plan.	
Applicant:	The KFC is currently zoned C-H and is within the Community Activity Center Character Area of the City of Valdosta Comprehensive Plan. The proposed variances are consistent with the general spirit of the LDR ad Comprehensive Plan, as the use of the property is not proposed to be changed. The variances will provide increased accessibility and safety to the area.
Staff:	The request is consistent with the Comprehensive Plan.

Relevant Development Standards in the LDR that are “Significant” to the Proposal

Section 222-2 Parking Space Requirement

Use	Minimum Number of Parking Spaces	Required for Each
Limited Service Restaurant (incl. Fast Food)		
(a) with drive-through window	14	1,000 sq. ft. of GFA
(b) no drive-through window	16	1,000 sq. ft. of GFA