

proposed variances would enable the expansion of a business that has been a fixed presence in the community for a long period of time, thereby preserving one of the community’s traditional businesses and buildings while allowing growth and development. Likewise, the proposed changes to this property are entirely consistent with the traditional character or the Oak Center professional Development,

The granting of these variances would also demonstrate the City’s support for the family-run, local businesses that serve the Valdosta Community. One of the goals of the City is to encourage businesses to expand and grow while still maintaining the integrity and traditional character of the community. Granting these variances would be consistent with this goal as it would allow Hogan’s Pharmacy, a long-standing business in the community, to physically expand and continue to grow its business as a full-service pharmacy.

Staff: The request is inconsistent with the Comprehensive Plan.

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

Section 214-1 TABLE 1: Development Standards for Residential Zoning Districts

<i>Zoning District</i>	<i>Minimum Lot Size (square feet)</i>	<i>Max Unit Density per Acre</i>	<i>Min. Lot Width (feet)</i>	<i>Min. Front Setback⁵ (feet)</i>	<i>Min. Side Setback^{1,2} (feet)</i>	<i>Min. Rear Setback¹ (feet)</i>	<i>Max. % Impervious Surface⁴</i>	<i>Max. Bldg. Height (feet)</i>
R-P	6,000							
	2,500	7.2		15				
	Single-family attached	Single-family attached						
	4,000		60	Except that a front facing garage or carport opening shall be set back a minimum of 30 feet from the right-of-way line	8 / 15			
	Live-work units	8						
	(see Section 218-13)	Live-work dwellings	25		20	25	60	None ³
	9,000	18	Attached					
Duplex	Multi-family or Loft Dwellings							
10,000	Multi-family							