

young children, and has a concern regarding a potential halfway house in the neighborhood. Mr. O'Connor stated that his grandmother had passed away, and the family sold her house to Greenleaf, who has almost demolished the house. Mr. O'Connor stated he could leave his kids' toys out at his house and not worry about them being stolen because this is a safe neighborhood.

Jim Harrell, 316 Eager Road, stated that Mr. White had done an awesome job in renovating the duplex, but he was concerned about who he was leasing the big house to. Mr. White stated that there were five bedrooms in the large house, that the big house was already leased, and that he understood Mr. Harrell rented his house that he owned in the area. Mr. White stated that the house had been rented for several months, and no one seemed to know they were there. Mr. Harrell asked if the main house was going to be utilized by more than two people. Mr. White stated it was. Mr. Harrell asked why he had not pursued the PELUC for the duplex before renting out the main house. Mr. White stated he did not know there were any issues with utilizing the duplex, and that he has done a lot of work on the house and duplex. Mr. Harrell reaffirmed again that he was against this proposal, and that the house he rented was in his and his sister's names, and that their renter kept the house and yard immaculate. Mr. White stated he perceived Mr. Harrell and the neighborhood to be against renting properties in that neighborhood. Chairman McCall asked if Mr. Harrell would like to address the Board further. Mr. Harrell wanted to know how many people were going to live in the main house.

Mrs. Quarterman stated she had questions for staff. Chairman McCall stated that they would talk to staff if they could finish hearing the public opposition, and asked if anyone else would like to further address the Board. Mr. Mickey Williamson, 2806 Bud McKey Circle, stated that he has volunteered at the police department for three years. Mr. Williamson stated that there were issues, and that there were ordinances that prohibited parking on the grass, and that was not enforced. Mr. Williamson stated that kids walked down the side of the street or the grass, because there was no sidewalk. Mr. Williamson was concerned about this case setting a precedence, and there should be places in Valdosta specifically for this purpose.

Ms. Judy Bridges, 2904 Bud McKey Circle, spoke in opposition. She stated she was a retired school teacher. Mrs. Bridges stated that she was concerned about a halfway house being there, and that there were bus stops within close proximity to this property. Ms. Bridges stated that Mr. White does not live there, and he does not feel the repercussions of this decision if it passes.

Mr. Ashley McLeod, 2808 Northfield Road, spoke in opposition. Mr. McLeod stated he had concerns about the halfway house, and he was glad he was not in the Board's position. Mr. McLeod stated he did not understand why a halfway house was being allowed in a single family residential district. Mr. McLeod stated he understood Mr. White had made an investment, but he wanted to meet on a middle ground.

There being no one further to speak in opposition, Chairman McCall stated he understood Mrs. Quarterman had a questions for staff. Mrs. Quarterman asked why the case was being heard at this point. Ms. Tolley referred to Mr. Martin. Vice-Chairman Strickland stated he was in this neighborhood often growing up, and the duplex existed at least forty years ago. Vice-Chairman Strickland stated that Mr. White was requesting a PELUC to use the duplex again, but he wondered if the Board had the ability to say what could or could not be there, in terms of use. Mr. Martin stated that this was a PELUC to re-establish the duplex. Mr. Martin stated the City annexed the property as-is, with the duplex, in 2006, and the property was nonconforming then because of the duplex. Mr. Martin stated that R-15 allows accessory dwellings, but not duplexes. Mr. Martin said the use is not on ZBOA's agenda, and the house is being used as a single family dwelling, not a halfway house. Mr. Martin stated the property is not eligible at this point for either a halfway house or a transitional house. Mr. Martin stated that if anyone did not agree with that determination that it is a single family residence, then they could appeal that determination. Mr. Martin stated that the condition to limit the number of residents to each duplex unit to no more than two people was intended to limit the impact upon adjacent properties. Mrs. Quarterman