

staff. Mrs. Hobby asked why a plat was done when some of the parcels were occupied. Mrs. Braswell stated that a survey was never done until recently. Mr. Alvarado asked where the ingress/egress easement was. Mrs. Braswell stated it was on Tract 8. Mr. Alvarado asked if the Sabal line affected it, and if it was underground. Mrs. Braswell stated she was unsure, but she believed so. Mr. Brantley stated it looked like the easement was going through a structure, and would that pose a problem? Mrs. Braswell stated she did not know what the details of the easement were, and did not know if the structure was a manufactured home or what. Mr. Brantley asked how the back lots would be accessed if there was a building on it. Mrs. Braswell stated they could use other means of access, that the easement satisfies the letter of the law.

There being no further discussion, Chairman Strickland asked if anyone would like to speak in support of the application. Rodney Tenery, 107 E North Street, spoke on behalf of the application. Mr. Tenery stated they were trying to meet Ms. Denton's last wishes, and that was a barn on the easement, but there was enough room to drive around the barn, and that there were other means of ingress and egress.

There being no one else to speak in support, Chairman Strickland asked if anyone would like to speak in opposition. There was none. Chairman Strickland asked if there was any contact to Mrs. Braswell's office. Mrs. Braswell stated there was none, other than the couple that came last month with questions, but she had addressed their questions.

There being no more discussion, Chairman Strickland opened the floor for a motion. Mr. McCall made a motion to approve both requests as presented, citing criteria "d." Mrs. Hobby seconded the motion. The motion was called and carried with a vote of 5 to 1, with Mr. Alvarado voting against the motion.

Agenda Item # 3: VAR-2017-05 --- Stacy Rountree (6119 Shiloh Road, Valdosta)

Chairman Strickland announced the case. Mrs. Braswell stated that the applicant was asking for a variance to ULDC Table 5.02.01(D)(2), to the minimum building setback requirements for accessory structures. The subject property consists of about 14 acres and is located at 6119 Shiloh Road, Hahira, in an E-A zoning district. In this case, there are three accessory structures that do not meet the minimum side yard building setback requirements. These structures were constructed several years ago after the 2006 adoption of the ULDC. The minimum side yard setback for the EA zoning district is 20 feet. The applicant is seeking a variance to keep the accessory structures as they currently exist. Therefore a variance of 14.5 feet for one barn, a variance of 9.5 feet for a second barn, and a variance of 10 feet for a shed are being requested. The TRC has reviewed this request and had differing opinions. The TRC ultimately recommended approval for the variances as presented.

Chairman Strickland stated that this case had been tabled from last month, and there had been discussion related to an option to remove part of one of the buildings to better comply with setbacks. Mrs. Quarterman asked if the current owners had built the buildings. Mrs. Braswell stated that she was not sure, but found a building permit for one of the buildings from 2013. Mrs. Quarterman asked if Inspections had checked after the building was built. Mrs. Braswell stated they may not have checked.

Chairman Strickland asked if the applicants would like to speak. Stacy and Vicki Rountree, 6119 Shiloh Road, spoke on behalf of the application. Mr. Rountree stated that the permitted building had an overhang held up by 4 by 4 posts and was not built on a slab. Mr. Brantley asked when the other two buildings were built. Mr. Rountree stated that a second building was built in 2006. Mrs. Rountree stated that this was triggered by a survey they had done due to wanting to sell part of the property.

Chairman Strickland asked if anyone else would like to speak in support of the application. No one spoke. Chairman Strickland asked if anyone would like to speak in opposition. No one spoke. Chairman Strickland asked if anyone had contacted Mrs. Braswell's office. Mrs. Braswell stated there had been no contact to her office.

There being no further discussion, Chairman Strickland called for a motion. Mrs. Hobby made a motion to approve a 14.5 feet variance for one barn, a 9.5 feet variance for the second barn, and a 10 feet variance for the shed, citing criteria "d." Mr. Alvarado seconded the motion. The motion was called and carried with a vote of 5 to 1, with Mrs. Quarterman voting against.

Agenda Item # 4: VAR-2017-09 --- Roe Property (7040 Old Valdosta Road North, Valdosta)