

MINUTES

Regular Session
of the
Board of Zoning Appeals
Thursday, June 7, 2012
4:00 PM
Municipal Building

MEMBERS PRESENT:

Chairman Jody Slocumb, Valerie Alderman, Dorothy Blount, Bill Christopher, and Acting Secretary Regina Strickland

One Vacancy

CALL TO ORDER:

Chairman Christopher called the meeting to order at 4:00 p.m.

MINUTES:

Board Member Christopher made a motion to accept the April 12, 2012 meeting minutes as written and Board Member Blount seconded the motion. The motion carried unanimously.

AGENDA ITEM III

Consider an application from Freddie Ponder, III & Durrian P. Pace, requesting two variances from the Moultrie Zoning Ordinance. First, Article IV General Provisions Section 4.18 Accessory Buildings and second, Article XVIII Exhibit A – Schedule of Regulations. This property is located at 606 and 606 ½ 9th Street Northwest, in Land Lot Number 263 of the 8th Land District of Colquitt County, Georgia.

Mr. Daniel Parrish, City of Moultrie Planning and Community Development Director, approached the Board to present the application and listed reasons why the structures located on the property require variances.

- 1) Mr. Parrish continued by saying that the City of Moultrie Zoning Ordinance (Zoning Ordinance) specifically prohibits a continuance of a non-conforming use; the structure at 606 ½ has been vacant for more than 12 months and requires more than 50 percent of the value of the structure to be repaired.
- 2) Section 4.07.d. states that the structure may not be rebuilt or repaired if more than 50 percent of the value of the structure has been damaged.
- 3) Another variance required comes from Section 4.08 of the Zoning Ordinance states that you may only have one main structure on a single lot. There are two main structures on the lot at 606 9th Street Northwest.
- 4) If the owner considers 606 ½ as an accessory structure to 606, then the building is too close to the main structure and it exceeds the height requirements

- 5) In the Zoning Ordinance Section XVIII, Schedule of Regulations also requires that 606 ½ have 850 square feet of living space. This structure only has approximately 550 square feet of living space.

No one spoke for or against this application.

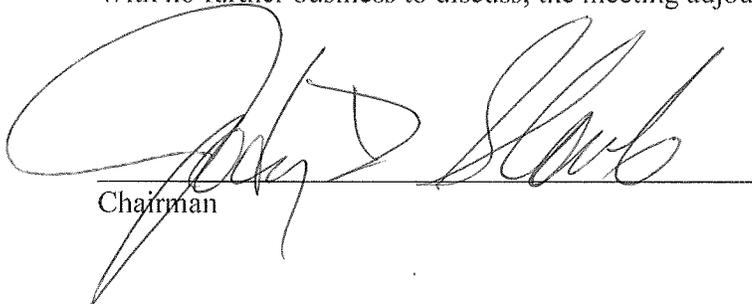
Board Member Alderman made a motion to approve this application stating the repairs to the home would improve the neighborhood. Board Member Blount seconded the motion. The motion carried unanimously.

OTHER BUSINESS:

None

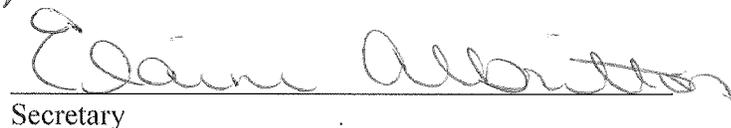
ADJOURNMENT:

With no further business to discuss; the meeting adjourned at 4:11 p.m.



Chairman

7/12/2012
Date



Secretary

7/12/2012
Date