

MINUTES

Regular Session
of the
Board of Zoning Appeals
Thursday, July 12, 2012
4:00 PM
Municipal Building

MEMBERS PRESENT:

Chairman Jody Slocumb, Valerie Alderman, Dorothy Blount and Bill Christopher. Also present were Acting Secretary Regina Strickland and Secretary Elaine Albritton.

One Vacancy

CALL TO ORDER:

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

MINUTES:

Board Member Christopher made a motion to accept the June 7, 2012 meeting minutes as written. Board Member Blount seconded the motion. The motion carried unanimously.

AGENDA ITEM III

Consider an application from James Lowe, of Lowe Enterprises / Crestwood Industrial Services, LLC, requesting a variance from the Moultrie Zoning Ordinance. Article XVIII Schedule of Regulations. This property is located at 1025 and 1027 Third Street Southeast, in Land Lot Number 291 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. He referenced the City Zoning Ordinance Article XVIII Schedule of Regulations; which requires a building located in an R-2 zoning district have a 25-foot setback from the right-of-way. Additionally, Mr. Parrish referenced Article V Non-Conforming Buildings and Uses Section 5.08 Discontinuance of Abandonment; which states any non-conforming use or building shall conform to the ordinance after 12 months of discontinuance or abandonment.

During Mr. Parrish's presentation, he explained to the Board that neither of the buildings meet the setback requirements. He stated that 1027, at its closest point, encroaches on the City right-of-way by two-feet and is located 43-inches from the edge of the road. He stated furthermore that 1025 is seven-feet three-inches (7' 3"), at its closest point, from the City right-of-way.

Based on setback requirements, future right-of-way maintenance or construction of the road ways and infrastructure along with concerns from other City departments, Mr. Parrish recommended the Board deny the variance request.

Mr. James Lowe spoke in favor of this variance request.

Captain Lavon Cooper, Fire Marshal with the Moultrie Fire Department, spoke against this variance request.

Due to the need for this type of housing, Board Member Christopher made a motion to approve this variance request, with stipulations. The stipulations apply to the structure located at 1027 Third Street Southeast and includes: 1) putting the front entrance on the South side of the house, 2) close off the porch and 3) to place barriers next to the house but off the City right-of-way. Board Member Blount seconded the motion. The motion passed unanimously.

OTHER BUSINESS:

None

ADJOURNMENT:

With no further business to discuss; the meeting adjourned at 4:26 p.m.


Chairman

9/6/12
Date


Secretary

9/7/12
Date