

Brantley asked if the property was accessed off of Indian Ford Road. Mrs. Tulloch stated yes. Mr. Brantley asked if the Wake Compound was accessed off of Indian Ford Road. Mrs. Tulloch stated it was. Mrs. Tulloch stated that ZBOA approved several variances in 2010 for this area, including for access. Mrs. Hobby asked if they were going to give up one easement for another one. Mrs. Tulloch stated she was not sure.

There being no further questions for staff, Chairman McCall asked if anyone would like to speak on behalf of the application. Bill Nijem, 1007 N. Patterson, stated he hoped he could add some information to the discussion. Mr. Nijem stated there were two easements, one off of Old Clyattville, and one off of Indian Ford Road. House of Hope stated they would like to use the easement off of Indian Ford Road. Mr. Nijem stated that the easiest way to get water and sewer would be to take it across a neighbor's property via easement. Mr. Nijem stated his client did not want to give up access to any easements, and the neighbor, Mr. Sims, would put up a gate and give Village of Hope a key to utilize the gate. Mrs. Hobby asked if they had to cross someone's property to obtain water. Mr. Nijem stated that they would utilize the easement across Mr. Sims' property to get access and obtain water. Mr. Nijem stated there was private water and sewer nearby that the County would let them utilize so they could build four additional houses and a meeting hall, but for a larger expansion, they would have to utilize County water and sewer. Vice Chairman Strickland asked how long it would take to get water and sewer there. Mike Fletcher, County Engineer, stated he could not give an exact time frame.

Vice Chairman Strickland asked who else would have a key to the gate for emergency access. Mr. Nijem stated they would have to further develop plans to address that. Mrs. Quarterman asked who maintained those driveways. Mr. Nijem stated he was unsure who maintains them, but that the House of Hope and the Wake Compound maintained the Old Clyattville Road section. Mrs. Quarterman expressed concern regarding the maintenance of access roads such as these, especially during rain, and especially for emergency vehicles. Mr. Brantley asked what Village of Hope was. Mr. Nijem stated these were houses with women and children to transition into living together as families.

Chairman McCall asked if anyone else would like to speak on behalf of the application. Sharon Wagner, 2551 Indian Ford Road, spoke in support of the application, as the director of the South GA House of Hope. Ms. Wagner stated it was a non-profit geared to help women with addiction transition into sobriety. Ms. Wagner stated that often, House of Hope was a last hope to help women as many women had tried other options. Ms. Wagner stated that the houses were geared towards women with children, as many times, women had to leave their children with family or in foster care while getting help. House of Hope would like to help pregnant women as well as women with children. Ms. Wagner stated they would like to have an area for single women, one wing for pregnant women, and a wing for women with children. Ms. Wagner stated that they had sponsors, such as area churches. Mr. Brantley asked how many women they could potentially assist with the expansion. Ms. Wagner stated that with the proposed expansion, they could help 10 single women, 6 pregnant women, and 8 cottages for women with children, with the potential for foster cottages at some point in the future. Mrs. Quarterman asked how much it would cost to come up to County standards, and how long the road/driveway is. Mr. Sims (the neighbor) stated it was about a mile, and House of Hope put gravel down the driveway. Mrs. Quarterman asked how much it would cost to bring it up to County standards. Ms. Wagner stated she was not sure. Mrs. Quarterman stated that when ZBOA grants a variance, the variance exists forever. Ms. Wagner stated she had no intention of removing House of Hope from this property. Mrs. Quarterman expressed concern about a change of use, and granting a variance that would last forever. Ms. Wagner stated there were no ulterior motives but to help people.

Chairman McCall asked if anyone would like to speak in support of the case. No one spoke. Chairman McCall asked if anyone would like to speak in opposition. No one spoke. Chairman McCall asked Mrs. Tulloch if anyone had called the Zoning office. Mrs. Tulloch stated there had been no contact. Chairman McCall opened the floor for a vote. Mr. Brantley commented that they could place a condition on the approval, if they chose to do so, that only House of Hope could use the easement. Chairman McCall stated that anyone else who developed there would have to obtain a variance, but that ZBOA could condition an approval as needed. Mr. Brantley made a motion to approve citing criteria "d." Vice-Chairman Strickland seconded the motion. The motion was called and carried with a vote of 3-2, with Mrs. Hobby and Mrs. Quarterman voting against.

### **Agenda Item # 3: VAR-2019-12 — SSMT Holdings (4173 Springruff Drive)**

Chairman McCall announced the case. Mrs. Tulloch stated that the applicant is requesting a variance to Section 4.04.03(D) and Section 6.01.02(D)(1) of the ULDC as it pertains to access. The subject property consists of 0.6 acres and is located at 4173 Springruff Drive, Valdosta, GA, in a P-D (Planned Development) zoning district. The applicant is asking for two variances pertaining to access. ULDC Section 4.04.03(D) states that, "All subdivision lots shall have frontage on and access to an existing