

granted by council to increase the density to allow for the six parcels on the above-mentioned parcels.

The side yard setbacks variance requests for all 6 parcels will be a reduction of 3 feet, from 8 to 5 feet. The second variance request for the front yard setback is as follows: Lot 1-3 is requesting a reduction of 10 feet from 55 to 45 feet and Lot 4 - 6 is requesting a reduction of 15 feet from 55 to 40 feet.

The subject property possesses road frontage on both Woodard Street and Edgewood Drive and is classified as a Residential Street.

The main motivation behind the request is to allow a reduction in setbacks to allow new construction for 6 single family homes on 2 vacant lots.

Overall, staff is supportive of requests V-2024-01 and V-2024-02 to allow for a reduction in the side yard setbacks from 8 to 5 feet. Additionally, staff supports reducing the front yard setback for Lots 1-3 from 55 to 45 feet and Lots 4-6 from 55 to 40 feet, and therefore recommends approval of both requests.

Vice-Chair Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Bryce Nerland, Applicant – 3510 Bankhead Ct., Tallahassee, FL.
- Austin Weaver, Contractor – 577 Hwy 135 N., Lakeland, GA.

Mr. Nerland stated he wishes to build 6 individual homes and make them affordable. The setbacks requested are the same as the setbacks for the lots to the north.

Commissioner Rountree inquired about the original number of lots. Mr. Nerland stated there were 2 original lots. Vice-Chair Miller clarified that the intent is to combine and re-subdivide the parcels into 6 parcels. Commissioner Bailey asked Mr. Nerland if the homes would be for rent or to sell. Mr. Nerland stated the intent is to sell them.

Commissioner James Miller inquired as to the expected sq ft of the homes. Mr. Weaver stated the homes will be 1244 sq ft. Commissioner Bailey asked what the price point would be. Mr. Nerland stated the expectation will be for the homes to be between \$160,000 and \$180,000.

No one spoke in opposition to the request.

There being no further discussion, Vice-Chair Miller called for motions.

For case # V-2024-01, Commissioner Rountree made a motion to recommend approval of the request as presented. Commissioner Bailey second. All voted in favor, no one opposed (5-0). Motion carried.

For case # V-2024-02, Commissioner Rountree made a motion to recommend approval of the request as presented. Commissioner Bailey second. All voted in favor, no one opposed (5-0). Motion carried.