

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room
300 North Lee Street, Valdosta, Georgia

November 7, 2017

2:30 p.m.

MEMBERS PRESENT

Nathan Brantley
Victoria Copeland
Nancy Hobby

John Hogan, III
John "Mac" McCall
Allan Strickland

MEMBERS ABSENT

Paul Alvarado
Gretchen Quarterman

STAFF PRESENT

Carmella Braswell
Tracy Tolley
Debra Tulloch

VISITORS PRESENT

Rick Setser
Cynthia Wells
Timothy Wells

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Chairman Strickland at 2:30 p.m. and it was determined that a quorum of members was present. Chairman Strickland thanked everyone for coming and reviewed the meeting procedures with those in attendance today.

LOWNDES COUNTY CASES

Agenda Item # 2: VAR-2017-20— Timothy & Cynthia Wells (4225 Thornwood Way)

Chairman Strickland announced the case. Mrs. Tulloch stated that the applicants are requesting a variance to ULDC Table 4.01.02(E) as it relates to the rear yard setback requirement. The subject property is located at 4225 Thornwood Way in an R-10 zoning district and consists of 0.47 acres. The applicants want to construct an addition to their home in the form of a garage and storage space and it is proposed not to meet the minimum required rear yard setback of 30 feet. The addition will be 19 feet away from the parcel line; therefore, the applicant is requesting a variance of 11 feet. Staff reviewed the request and recommended approval.

Chairman Strickland asked if there were any questions. There being no discussion from the Board, Chairman Strickland then asked if there was anyone present to speak on behalf of the application. Mr. Timothy Wells, 4225 Thornwood Way, spoke on behalf of the application and noted his wife, Cynthia, was in the audience. He stated there was a 2-car carport that they wanted to convert into a 3-car garage with storage space. Mrs. Hobby asked if they were going to put the storage at the end, or across the back. Mr. Wells stated it would be on the end, and they would buy and utilize shelving for storage. Mr. Hogan asked Mr. Wells to show where the addition would be on the projection screen. Mr. Wells did so. Chairman Strickland asked if they would remove the existing carport. Mr. Wells stated they would. Chairman Strickland asked if the addition would look similar to the house. Mr. Wells stated it would match the existing house. Mr. Brantley asked if the yard was fenced near the pool. Mr. Wells said it was fenced near the pool.

Chairman Strickland asked if there was anyone to speak in opposition to this request. There was no response. Chairman Strickland asked if anyone contacted the Zoning office. Mrs. Tulloch said that a neighbor inquired as to what the case was concerning.

There being no further discussion, Chairman Strickland opened the floor for a motion. Mr. Hogan made a motion to approve as presented, citing criteria "d." Mrs. Hobby seconded the motion and it was called and carried unanimously (5-0 vote).

Agenda Item # 3: VAR-2017-21 --- Rick Setser (3323 Bemiss Road)

Chairman Strickland announced the case. Mrs. Tulloch stated that the applicant is requesting a variance to ULDC Chapter 4.02.01(C)(5) as it pertains to signs within the Corridor Road Overlay District. The subject property is located at 3323 Bemiss Road in a C-H zoning district. A double-stacked sign was destroyed during Hurricane Irma. The applicant wants to reconstruct the sign in the same fashion as it was before the storm. The sign is taller than currently allowed, is double-stacked (which is currently prohibited), and is larger than the 150 square foot cap. The sign was permitted in the 1980's, and the sign has been unchanged until Hurricane Irma came through. Staff is of the opinion that reconstructing the sign as previously existing will not adversely affect the area and recommends approval.

There being no discussion from the Board, Chairman Strickland asked Mr. Setser, 3323 Bemiss Road, if he had anything to add. Mr. Setser stated he just wanted to replace his sign, and he wanted to replace what he had, rather than something smaller allowed by code. Chairman Strickland asked if he was going to replace exactly what was there. Mr. Setser stated he would add another pole for support, but that was the only change.

There being no one else in the audience, Chairman Strickland asked if anyone contacted the Zoning office. Mrs. Tulloch stated that an adjacent property owner had called to inquire about the case, but expressed no opposition.

There being no further discussion, Chairman Strickland opened the floor for a motion. Mr. McCall made a motion to approve as presented, citing criteria "d." Mr. Hogan seconded the motion and it was called and carried unanimously (5-0 vote).

OTHER BUSINESS

Agenda Item # 4: Approval of Minutes: October 3, 2017

Chairman Strickland asked if there were any concerns with the draft minutes. There being none, he called for a motion. Mr. Brantley made a motion to approve the minutes as presented. Mr. McCall seconded the motion and it was called and carried unanimously (5-0 vote).

Agenda Item # 5: Nomination of Chairman and Vice-Chairman

Chairman Strickland stated that it was time to elect a Chairman and Vice-Chairman for 2018, and opened the floor for nominations for Chairman. Mr. Hogan nominated Allan Strickland for Chairman for 2018. There being no further nominations, Chairman Strickland closed nominations.

Chairman Strickland then opened the floor for nominations for Vice-Chairman. Mr. Hogan nominated John "Mac" McCall for Vice-Chairman. There being no further nominations, Chairman Strickland closed nominations.

Chairman Strickland asked for a motion to accept the slate of nominees. Mrs. Hobby made a motion to accept the slate of nominees. Mrs. Copeland seconded the motion and it was called and carried unanimously (5-0 vote).

Agenda Item # 6: Discussion Item: Holiday Gathering

Chairman Strickland stated that the Board traditionally had a holiday gathering. Sometimes it is with the other boards (GLPC and HPC) and sometimes it is solely the ZBOA. Mrs. Hobby stated that she preferred a gathering for just the ZBOA because it was more personal. Mrs. Hobby offered to host the gathering at her home. More details would be discussed through email and at the December 2017 meeting.

Chairman Strickland asked about the 2018 meeting calendar. Ms. Tolley passed out a draft 2018 meeting calendar and stated this will be formally discussed and voted upon at the December 2017 meeting.

Chairman Strickland passed out copies of Massimo Pistelli's letter complimenting the ZBOA's service. The letter was published in the Valdosta Daily Times.

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Mr. Brantley asked what happened if an applicant had a case but did not appear at the ZBOA meeting -- if they had the right to postpone it until the next meeting, or if ZBOA was required to hear it at that meeting. Mrs. Braswell stated that the Board could do either, whichever it desired. Mrs. Hobby stated there was no substitution for talking to the applicant.

Agenda Item # 7: Adjournment

There being no further business, the meeting adjourned at 3:15 p.m.

/s/ Allan Strickland, IV
Allan Strickland, IV, Chairman

December 6, 2017
Date