

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room

300 North Lee Street, Valdosta, Georgia

May 7, 2019 2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Nathan Brantley
Nancy Hobby

John D. Holt
John "Mac" McCall
Gretchen Quarterman

MEMBERS ABSENT

Victoria Copeland
Allan Strickland

STAFF PRESENT

Trinni Amiot
Tracy Tolley
Debra Tulloch

VISITORS PRESENT

Rich Foster

Agenda Item # 1: CALL TO ORDER

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

CITY OF VALDOSTA CASE

Agenda Item # 2: APP-2019-02 — Rich Foster (213, 215, & 217 Smith Avenue, Valdosta)

Chairman McCall announced the case. Ms. Tolley stated that the case involved one existing parcel and two proposed parcels addressed as 213, 215, and 217 Smith Avenue, consisting of a total of 0.49 acres and zoned M-2. The applicant is proposing to create two new parcels and move the parcel line on 213 Smith Avenue in order to sell those lots. (Note the applicant owns the salvage yard behind these houses.) The applicant is asking for front yard setback variances for the three properties—a variance of 32.96 feet for 217 Smith Avenue, 37.42 feet for 215 Smith Avenue, and 36.48 feet for 213 Smith Avenue. (The applicant received an administrative variance for a rear yard setback variance an accessory structure at 217 Smith Avenue.) Staff reviewed the application, realized that the front yard setback requirements are for intense industrial uses, and recommends approval with the condition that it be for single family residences only.

Mrs. Hobby asked if 213 Smith Avenue was its own parcel. Ms. Tolley stated it was. Mrs. Hobby asked if 215 and 217 Smith Avenue, and the salvage yard, was one larger parcel. Ms. Tolley stated that was correct. Mrs. Hobby asked if he was going to widen 213 Smith Avenue. Ms. Tolley stated yes, and that the rear property line would move as well.

There being no additional questions for staff from the Board, Chairman McCall asked if anyone would like to speak on behalf of the application. Mr. Rick Foster, 108 Tucker Road, spoke on behalf of his application. He stated that he intended to sell the three houses and their parcels to the residents of the houses, and that one day, he may retire from the salvage yard. He stated that 217 Smith Avenue does not have water and sewer.

There being no questions for the applicant, Chairman McCall asked if anyone would like to speak in opposition of the application. No one spoke. Chairman McCall asked if anyone had contacted the Zoning office. Ms. Tolley stated they had received calls asking what the posted public hearing signs meant.

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There being no further discussion, Chairman McCall called for a motion. Mr. Brantley made a motion to approve the variances as presented with the condition that it was for residences only. Mr. Alvarado seconded the motion. The motion was called and carried unanimously with a vote of 5 to 0.

OTHER BUSINESS

Agenda Item # 3: Approval of Minutes: April 2, 2019

Chairman McCall asked if any changes needed to be made to the draft minutes. There being none, Chairman McCall called for a motion regarding the April 2, 2019 meeting minutes. Mrs. Quarterman made a motion to approve the minutes as presented. Mrs. Hobby seconded the motion. The motion was called and carried with a vote of 4-0-1, with Mr. Holt abstaining.

Agenda Item # 4: Adjournment

There being no further business, the meeting was adjourned at 2:43 p.m.

/s/ John "Mac" McCall
John "Mac" McCall, Chairman

June 4, 2019
Date