

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room

300 North Lee Street, Valdosta, Georgia

August 4, 2020 2:30 p.m.

MEMBERS PRESENT

Nathan Brantley
Victoria Copeland
Nancy Hobby

Marion Ramsey
Allan Strickland

MEMBERS ABSENT

John Hogan III
John Holt
John "Mac" McCall

STAFF PRESENT

Trinni Amiot
JD Dillard
Tracy Tolley

VISITORS PRESENT

Lonnie Carter
Mike Carter
Marvin Denny

Dr. G. Anthony Flowers
Dr. M. Diann Flowers
Jack Langdale
Torry James

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Vice Chairman Strickland. It was determined that a quorum of members was present. Vice Chairman Strickland thanked everyone for coming and reviewed the meeting procedures with those in attendance today.

CITY OF VALDOSTA CASE

Agenda Item # 2: APP-2020-09 — Dr. G. Anthony Flowers & Dr. M. Diann Flowers (1307 Leone Avenue)

Vice Chairman Strickland announced the case. Ms. Tolley stated that the applicants, Dr. G. Anthony Flowers and Dr. M. Diann Flowers, were requesting a variance to LDR 214-1 Table 1. The applicants own a parcel of property at 1307 Leone Avenue, consisting of 0.27 acres, and zoned R-10. The parcel currently contains a single family residence with a carport under construction and a walled/concreted area on adjacent property. It was determined after the carport construction was started that a permit was needed, and that the applicant had undertaken work in City ROW (the walled/concreted area). The Engineering Department is addressing the work in the ROW, so the only item to be addressed by ZBOA is the carport, as it extends into the front yard setback by 12 feet. Staff reviewed the request, found no hardship, and recommended for denial.

Mrs. Hobby asked if the hardship included things like criminal activity, as the applicants were wanting their carport because of vandalism. Ms. Tolley stated she understood why the applicants wanted the carport, but unfortunately vandalism did not count as hardship, that hardship was something beyond design's control. Mr. Ramsey asked if the lack of hardship was the reason the staff denied the variance. Ms. Tolley stated that staff recommended for denial. Vice-Chairman Strickland stated that the Board had more latitude to consider variances than staff did. Ms. Tolley stated that staff could have considered up to half of the front yard setback administratively, but did not feel there was hardship to grant an administrative variance, so staff referred the case to ZBOA.

There being no further question from the Board, Vice Chairman Strickland asked if anyone would like to speak in support of the application. Dr. G. Anthony Flowers and Dr. M. Diann Flowers, 1307 Leone Avenue, spoke on behalf of the application. Dr. G. Anthony Flowers apologized to the Engineering Department because he believed he had seven years to complete the work, and did not know the ROW was not a part of his property, and that he did not realize the weight might be a problem. Ms. Tolley reiterated that the walled in area in the ROW was not a part of this request. Dr. G. Anthony Flowers stated he was referring to the weight of the carport structure. Dr. G. Anthony

Flowers stated he wanted to work with the inspectors, and he understood that the inspectors did their jobs for the good of the City. Dr. G. Anthony Flowers stated he was trying to protect their vehicles from vandalism/criminal activity and did not want to potentially leave his wife being nervous about going outside to get into her car. Dr. M. Diann Flowers stated that they had experienced flooding issues as well, and put concrete down to assist in mitigating flooding damage. Vice Chairman Strickland stated that there were two different situations—the carport encroaching into the setback, and the walled-in garden, and that the issue in front of the Board was the carport issue. Dr. M. Diann Flowers stated that there was ample space for additional cars to park outside of the carport. Mrs. Hobby asked why they were proposing a carport rather than an enclosed garage if one of their concerns was vandalism. Dr. G. Anthony Flowers stated that Mr. Matt Martin, Planning & Zoning Administrator, stated that a garage would block the view from neighbors, and that the openings in the carport would aide in the view of the neighborhood.

Vice Chairman Strickland asked if there was anyone else who would like to speak in support of the application. No one spoke. Vice Chairman Strickland asked if anyone would like to speak in opposition to the request. No one spoke. Vice Chairman Strickland asked if staff had received any phone calls. Ms. Tolley stated they had not.

Vice Chairman Strickland called for a motion. Mrs. Hobby made a motion to approve as presented. Mr. Ramsey seconded the motion. The motion was called and carried unanimously with a vote of 4 to 0.

LOWNDES COUNTY CASES

Agenda Item # 3: VAR-2020-03 — Mike Carter (4437 Hickory Grove Road North)

Vice Chairman Strickland announced the case. Mr. Dillard stated that the applicant was requesting a variance to table 5.02.01(D)(9) of the ULDC as it pertains to the maximum floor area for an accessory building. The property is located at 4437 Hickory Grove Road, consists of 1.549 acres and is zoned E-A. The current accessory structures (except the well houses) are slated to be demolished and replaced with the new structure. The proposed accessory building is proposed to be 2280 sq. ft., with the maximum per the ULDC being 1500 sq. ft. The proposed accessory building is proposed to house 2 boats, 2 vehicles, 2 utility trailers, and other lawn equipment. The TRC reviewed this request and found no objection.

Mr. Brantley asked where they proposed to construct the new accessory structure. Mr. Dillard stated that it would be constructed in the footprint of the old structures.

There being no further questions from the Board, Vice Chairman Strickland asked if anyone would like to speak on behalf of the application. Mike Carter, 4437 Hickory Grove Road North, spoke. Mr. Carter stated he had 2 vehicles, 2 boats, and other lawn equipment he needed to store.

Vice Chairman Strickland asked if anyone else would like to speak on behalf of the application. No one spoke. Vice Chairman Strickland asked if anyone would like to speak in opposition. No one spoke. Vice Chairman Strickland asked if staff had been contacted. Mr. Dillard stated there had been no contact.

Vice Chairman Strickland asked if the new construction would look similar to the existing residence. Mr. Carter stated it would be a metal building and stated the roof pitch was different, and that the building would be ten feet tall with a four foot peak. Mr. Ramsey asked if the 780 feet was going towards the property lines or away from. Mr. Carter stated it was going towards both property lines, but there would be no encroachment on any property line.

There being no further discussion, Vice Chairman Strickland called for a motion. Mr. Brantley made a motion to approve as presented, citing criteria “d.” Mrs. Hobby seconded the motion. The motion was called and carried unanimously with a vote of 4 to 0.

Agenda Item # 4: VAR-2020-04 — FWMS, LLC (3973 Island Creek Road)

Mr. Brantley recused himself to the audience seating.

Vice Chairman Strickland announced the case and stated that one ZBOA member had recused himself, but that the Board still had a quorum. Mr. Dillard stated that the applicant is requesting a variance to Table 4.01.02(E) of the ULDC as it pertains to the side setbacks from property lines. The subject property is located at 3973 Island Creek Road and consists of 0.23 acres within the PD of Phase IV of Kinderlou Forest. The side setback is 20 feet and the request is for a 9 ft. variance for a side yard setback of 11 feet. The variance is in harmony with the purpose and intent of the ULDC, and is a minimum variance, and will not cause substantial detriment to the public good or impair the purposes of the ULDC.

Vice Chairman Strickland asked if anyone would like to speak on behalf of the application. Jack Langdale, 701 N. Patterson, stated he could answer any questions regarding the application. Mr. Ramsey asked if the road would be solely for golf carts. Mr. Langdale stated the roadway would be predominately for golf carts.

Vice Chairman Strickland asked if anyone would like to speak in support of the application. No one spoke. Vice Chairman Strickland asked if anyone would like to speak in opposition of the application. No one spoke. Vice Chairman Strickland asked if anyone had contacted the office. Mr. Dillard stated there had been no contact. Mr. Ramsey asked how the residents of Kinderlou felt about the request. Mr. Dillard stated he had not received any feedback.

There being no further discussion, Vice Chairman Strickland opened the floor for a motion. Mr. Ramsey made a motion to approve as presented citing criteria "d." Mrs. Hobby seconded the motion. The motion was called and carried with a vote of 3-0-1, with Mr. Brantley abstaining.

Mr. Brantley resumed his seat at the Board table.

Agenda Item # 5: VAR-2020-05 — Baymont by Windham (4912 Timber Drive, Lake Park)

Vice Chairman Strickland announced the case. Mr. Dillard stated that the applicant is requesting a variance to ULDC 5.04.08 and 5.04.07(E)(4) as they pertain to the standards for signs along interstate highways and nonconforming signs. The property is located at 4912 Timber Drive in Lake Park, consists of 1.58 acres and is zoned C-H. The applicant is proposing a new sign to be 82 feet 8.5 inches tall, when the maximum is 70 feet. Mr. Dillard noted that other signs in the immediate area are taller than the current required 70 feet cap. The TRC reviewed the variance and found no objection.

Mr. Brantley asked if the Cracker Barrel or McDonald's signs are taller. Mr. Dillard stated that he would estimate they might be near ninety feet. Mrs. Hobby stated that both mentioned signs are very tall.

Vice Chairman Strickland asked if anyone would like to speak on behalf of the application. Marvin Denny, Art Sign Company, 4912 Timber Drive, stated that his company had been contracted to do the sign work.

Vice Chairman Strickland asked if anyone else would like to speak in support of the application. No one spoke. Vice Chairman Strickland asked if anyone would like to speak in opposition to the request. No one spoke. Vice Chairman Strickland asked if anyone had contacted staff. Mr. Dillard stated there had been no contact.

There being no further discussion, Vice Chairman Strickland opened the floor for a motion. Mr. Brantley made a motion to approve as presented, citing criteria "d." Mrs. Hobby seconded the motion. The motion was called and carried unanimously with a vote of 4 to 0.

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Agenda Item # 6: Approval of Minutes: July 7, 2020

Vice Chairman Strickland asked if any changes needed to be made to the draft minutes. There being none, Vice Chairman Strickland called for a motion regarding the July 7, 2020 meeting minutes. Mrs. Hobby made a motion to approve the minutes as presented. Mrs. Copeland seconded the motion. The motion was called and carried with a vote of 4-0.

Agenda Item # 7: Attendance Review

Vice Chairman Strickland noted that Mr. Holt, Mr. Hogan, and Mr. McCall were absent from today's meeting, but had called in due to extenuating circumstances and were excused.

Agenda Item # 8: Adjournment

There being no further business, the meeting was adjourned at 3:08 PM.

John "Mac" McCall
John "Mac" McCall, Chairman

September 1, 2020
Date