

MINUTES

Valdosta-Lowndes Zoning Board of Appeals
Valdosta City Hall Annex Multi-Purpose Room
300 North Lee Street, Valdosta, Georgia
November 3, 2020 2:30 p.m.

MEMBERS PRESENT

Nathan Brantley
Victoria Copeland
Nancy Hobby

John Hogan III
John Holt
John "Mac" McCall

MEMBERS ABSENT

Marion Ramsey
Allan Strickland

STAFF PRESENT

Trinni Amiot
JD Dillard
Tracy Tolley

VISITORS PRESENT

Bill Garland
Su Beth Garland
Charles Jr. Robinson

Rodney Tenery
Sheila M. Wright

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Chairman McCall. 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-2020-10 — William A. & Su Beth T. Garland (3671 Arbor Run Drive)

Chairman McCall announced the case. Ms. Tolley stated that the applicants are asking for variances from LDR Section 218-7 as it pertains to accessory building setbacks. Mr. & Mrs. William Garland are asking for variances from the LDR for accessory building setbacks and the distance from the accessory building to the principal structure/house. The subject property is located at 3671 Arbor Run Drive, consists of 0.35 acres, and is zoned R-15. The accessory building is 16 feet by 20 feet, is intended to look like the house, and will serve as storage. The building is proposed to be 14 feet 8 inches from the house rather than the 15 feet required, and 5 feet from the side property line rather than the 10 feet required. Staff reviewed the request and found no hardship, therefore recommending denial.

Mrs. Hobby noted that there was a fence located on the edge of the easement. Ms. Tolley stated that was true. Mrs. Hobby noted that there was a tree removed from the area where the accessory building would be placed to meet regulations, and the applicant has indicated that he is requesting the variance due to the existing tree roots, which might pose a problem to the concrete slab. Ms. Tolley stated she had spoken with the City Arborist who had indicated that the tree roots could be removed to negate any impact upon a slab. Ms. Tolley stated that she had received an email from a neighbor in support of the application, which she had forwarded to the Board and provided paper copies at the Board desk.

Chairman McCall asked if anyone would like to speak on behalf of the application. Ms. Su Beth Garland, 3671 Arbor Run Drive, spoke in support of the application. Mrs. Garland stated they were trying to downsize, and wanted a place to store lawn equipment. They wanted that particular size to be able to store a dune buggy, but did not realize all of the regulations affiliated with placing an accessory building. Mrs. Garland expressed concerns about the drainage impacting the accessory building, as well as the roots. Mrs. Garland stated they wanted something that looked nice, and looked similar in appearance to their house.

Chairman McCall asked if anyone else would like to speak on behalf of the application. No one spoke. Chairman McCall asked if anyone would like to speak in opposition to the application. No one spoke. Chairman McCall asked staff if anyone had contacted the office. Ms. Tolley stated that the only contact was the email that was received. Mr. Holt asked which neighbor the letter was from. Mr. William Garland, 3671 Arbor Run Drive, stated it was from the neighbor across the street. Mr. Garland indicated that he had spoken with his other neighbors, and they did not express any concerns.

There being no further discussion or questions, Chairman McCall opened the floor for a motion. Mr. Brantley made a motion to approve the variances as presented. Mrs. Hobby seconded the motion. The motion was called and carried with a vote of 5 to 0.

LOWNDES COUNTY CASES

Agenda Item # 3: **VAR-2020-08 — 3833 Inner Perimeter Road Storage Facility (3833 Inner Perimeter Road.)**

Chairman McCall announced the case. Mr. Dillard stated that this is a request for a variance from ULDC Table 4.03.21(F) as it pertains to the maximum site area for a self-service storage facility. The ULDC sets the maximum site area for a self-service storage facility at 5 acres, and this site is 7.41 acres. Mr. Dillard stated that all other regulations would be met for the development. Mr. Dillard indicated where the facility would be located as well as the drainage area would be on the proposed site plan. Mr. Dillard stated that the TRC had no technical objections, and that the property was also going through a rezoning request to be rezoned from Residential to Commercial. Mr. Dillard stated that the applicant had emailed staff at 11:35 AM requesting to table the case until the December 1, 2020 ZBOA meeting.

Chairman McCall asked if there were any questions. Mrs. Hobby asked if the Board wanted to table this case until December. Chairman McCall stated the Board may want to table until December, to give enough time for a decision on the rezoning case. Mr. Dillard stated the applicant had requested to table the rezoning request as well. Mr. Dillard stated that GLPC had made a recommendation on the case, and that the County Commission was scheduled to hear the rezoning case the following Tuesday. Mr. Brantley asked if the Board needed to make a motion. Chairman McCall stated they did.

Chairman McCall called for a motion. Mr. Brantley made a motion to table the case until the next scheduled ZBOA meeting on December 1, 2020. Mr. Holt seconded the motion. The motion was called and carried unanimously with a vote of 5 to 0.

Agenda Item # 4: **VAR-2020-09 — Robinson Property (Old Naylor Road)**

Chairman McCall announced the case. Mr. Dillard stated that the applicant desires to utilize family ties to subdivide the 4.62 acres, zoned E-A, into two 2-acres lots. The property is located on Old Naylor Road. However, ULDC Table 4.01.01(G) requires that the parent tract remain at a minimum of 5 acres. Mr. Dillard stated that the property was approximately 5.5 acres until Old Naylor Road was paved and widened. Mr. Dillard stated that the applicant desires to build a house on the property. Mr. Dillard stated a similar case was heard in 2015 off of Highway 84 W, known as the Bassett property. Mr. Dillard stated that the TRC heard the request and had no technical objections.

Chairman McCall asked if there were questions for staff. There were no questions. Chairman McCall asked if anyone would like to speak on behalf of the request. Mr. Rodney Tenery, 107 E. North Street, spoke in support of the application. Chairman McCall asked if there was anyone else who would like to speak in support of the application. Ms. Sheila Marie Robinson Wright, no address given, spoke on behalf

of the application, stating that her grandfather owned the property, and gave property to her father. She stated that there were eight kids, but only three of them still living. Ms. Wright stated that she wanted her nephews to be able to live on the property. Chairman McCall asked if anyone else would like to speak in support of the application. No one spoke. Chairman McCall asked if anyone would like to speak in opposition to the request. No one spoke. Chairman McCall asked if anyone had contacted staff. Mr. Dillard stated there was one contact asking about the case.

There being no further discussion, Chairman McCall opened the floor for a motion. Mrs. Hobby made a motion to approve as presented. Mr. Holt seconded the motion. The motion was called and carried unanimously with a vote of 5 to 0.

Agenda Item # 5: VAR-2020-10 — Daniels Property (Hickory Grove Road)

Chairman McCall announced the case. Mr. Dillard stated that the applicant was requesting a variance to ULDC Chapter 4.04.03(D) as it pertains to design standards for lots, in which the ULDC requires a parcel to have frontage on and access to a paved public street. The applicant wants to subdivide a property that has access to a private road rather than to Hickory Grove Road, the nearest paved public road. The TRC reviewed it and found no technical objections. Mr. Brantley asked if the ten acres was already a lot of records. Mr. Dillard stated it was a lot of record and the applicant desires to divide the property into two parcels. Mr. Brantley asked how the new parcel would have access to the private road. Mr. Dillard stated there would be an easement for access from the new proposed parcel to the existing private road. Mr. Rodney Tenery, 107 E. North Street, stated that he was working with the applicant on a plat, and that the plat in from of them was a proposed plat, and that an access easement would be added to the final plat.

Chairman McCall asked if anyone would like to speak in support of the application. Mr. Tenery stated he was available if there were additional questions. Chairman McCall asked if there was anyone in opposition to the request. No one spoke. Chairman McCall asked if anyone had contacted the office. Mr. Dillard stated there had been one call. Mr. Hogan asked if the call was for or against. Mrs. Amiot stated the call was a neighbor who was concerned about the easement.

There being no further discussion, Chairman McCall opened the floor for a motion. Mr. Hogan made a motion to approve as presented. Mrs. Hobby seconded the motion. The motion was called and carried unanimously with a vote of 5 to 0.

Agenda Item # 6: Approval of Minutes: October 6, 2020

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 October 6, 2020 meeting minutes. Mr. Holt made a motion to approve the minutes as presented. Mr. Hogan seconded the motion. The motion was called and carried with a vote of 4-0-1, with Mr. Brantley abstaining.

Agenda Item # 7: Nomination of Chairman and Vice-Chairman

Chairman McCall opened the floor for nominations. The Board discussed keeping the same slate. Chairman McCall suggested, since two members were absent, that the Board nominate a slate at the December meeting. Ms. Tolley stated she would place the item on the December 2020 agenda.

Agenda Item # 8: Consideration/Adoption of 2021 ZBOA Meeting Schedule

Chairman McCall asked the Board to look at the proposed schedule, and asked if there were any dates that they would like to see moved, or if the proposed schedule was acceptable. There being no discussion, Chairman McCall called for a motion. Mr. Holt made a motion to approve the 2021 meeting

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schedule as presented. Mr. Brantley seconded the motion. The motion was called and carried with a vote of 5 to 0.

Agenda Item # 9: Attendance Review

Chairman McCall noted that Mr. Ramsey was not in attendance due to work-related issues. Chairman McCall also noted that Vice-Chairman Strickland was not in attendance today.

Agenda Item # 10: Adjournment

There being no further business, the meeting was adjourned at 2:57 PM.

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

December 1, 2020
Date