

MINUTES

Valdosta-Lowndes Zoning Board of Appeals
Southern Georgia Regional Commission Conference Room
300 N. Lee Street, Valdosta, Georgia
April 6, 2021 2:30 p.m.

MEMBERS PRESENT

Nathan Brantley
Victoria Copeland
Nancy Hobby

John Holt
Allan Strickland

MEMBERS ABSENT

John Hogan, III
John "Mac" McCall
Marion Ramsey

STAFF PRESENT

Trinni Amiot
Lauren Hurley
Tracy Tolley

VISITORS PRESENT

Dana Dalby
Sharon L. Daniels
James Johnson
Ann Knight

Kay Reaves
Amanda Spells
Ella Williams
EB Wilson

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.

VALDOSTA CASE

Agenda Item # 2: APP-2021-01 — Edward Cochran (1109 Cloverhill Road)

Vice Chairman Strickland stated that this case has been withdrawn. Ms. Tolley confirmed, and noted that no action was needed.

LOWNDES COUNTY CASE

Agenda Item # 3: VAR-2021-07 — Willie F. Daniel (6200 Wiggins Road)

Vice Chairman Strickland announced the case. Mrs. Amiot stated that the applicant was requesting a variance to Section 4.01.03(B) of the Lowndes County ULDC as it pertains to minimum building width for a single wide manufactured home. The subject property is located at 6200 Wiggins Road, consists of about 5 acres, zoned R-21 and R-21 requires a double wide manufactured home. Mrs. Amiot stated that the TRC had recommended denial due to ULDC Section 9.02.01(C) that states, "A variance shall not be granted for a use of land or structures that is prohibited by this ULDC in the district in question." Mr. Brantley asked if rezoning was a possibility. Mrs. Amiot stated that rezoning is always an option, and they would look at the Character Map and the adjacent zoning to make a determination as to what might work. Mrs. Amiot stated that R-A might be a possibility, and he could have a double wide in R-A. Mrs. Amiot stated that this could have been intended for a future subdivision, but a subdivision was never recorded for this property.

Given that there were no more questions for staff, Vice Chairman Strickland asked if anyone would like to speak on behalf of the application. Mr. Willie Daniel, 6208 Wiggins Road, spoke in support of the application. Mr. Daniel stated he had a hearing problem. Mr. Daniel stated his house was on 6 acres next door to this parcel. Mr. Daniel indicated that he had been dating his girlfriend for 13 years, and would like to place a single wide on this property for her to live. Mrs. Hobby asked if he could point out on a map where his house was. Mr. Daniel pointed on the map where he lived. Mr. Brantley asked how he accessed his property. Mr. Daniel noted that he accessed it through Wiggins Road. Mr. Brantley asked how the mobile home would access the property. Mr. Daniel stated it would access it through West Lake Road. Mr. Brantley asked why they wanted a single wide rather than a double wide. Mr. Daniel stated it was a financial decision.

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 to the request. James Johnson, 6201 Lake Alapaha Drive, spoke. Mr. Johnson stated he was opposed to even a double wide because it would degrade property values, and that it would cause people not to want to move into their neighborhood. Mr. Brantley asked if there were concerns about the other mobile homes. Mr. Johnson stated that these mobile homes sat way back, and it was more woods than anything.

Dana Dalby, 6226 Ridgeview Court, spoke in opposition to the case. Ms. Dalby stated it would lower their property values while their taxes still went up. Ms. Dalby asked if this would be a gateway to additional mobile homes in this area. Vice Chairman Strickland stated that if they granted this variance, it would not create a precedent according to the by-laws, and that each case is evaluated on an individual basis. Ms. Dalby stated she had no issues with mobile homes, but not in a neighborhood like this.

Kay Johnson, 6201 Lake Alapaha Drive. Ms. Johnson asked if, when the property was assessed for tax purposes, if it would detract from her property. Vice Chairman Strickland stated that was outside the Board's purview.

There being no further discussion, Vice Chairman Strickland called for a motion. Mrs. Hobby made a motion to deny the request as presented. Mrs. Copeland seconded the motion. The motion was called and carried with a vote of 3 to 1, with Mr. Brantley voting against the motion.

Agenda Item # 4: Approval of Minutes: March 2, 2021

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. Mr. Brantley made a motion to approve the minutes as presented. Mr. Holt seconded the motion. The motion was called and carried with a vote of 4 to 0.

Agenda Item # 5: Attendance Review

Vice Chairman Strickland noted that Chairman McCall, Mr. Ramsey, and Mr. Hogan were not in attendance today.

Ms. Tolley introduced Lauren Hurley, the new Planning & Zoning Technician for the Planning & Zoning office.

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Agenda Item # 6: Adjournment

There being no further business, the meeting was adjourned at 2:59 PM.

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

June 1, 2021
Date