

MINUTES

Valdosta-Lowndes Zoning Board of Appeals
Southern Georgia Regional Commission Conference Room
300 N. Lee Street, Valdosta, Georgia
June 1, 2021 2:30 p.m.

MEMBERS PRESENT

Dr. Samuel Clemons
Nancy Hobby
John Hogan, III

John "Mac" McCall
Allan Strickland

MEMBERS ABSENT

Victoria Copeland
Nathan Brantley
Marion Ramsey

STAFF PRESENT

Molly Stevenson
Lauren Hurley
Tracy Tolley

VISITORS PRESENT

Johnny Ball
Terrilyn Ball
Gretchen Quarterman

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.

VALDOSTA CASE

Agenda Item # 2: APP-2021-03 — Johnny Ball (12 Brentwood Place)

Chairman McCall announced the case. Ms. Tolley stated that the property located at 12 Brentwood Place is zoned R-10 (Single-Family Residential) and is about a quarter of an acre. The property contains a single family residence. The applicants have received a permit for an underground swimming pool as well as a pool house both meeting today's regulations and have been built within the past 2 years. Mr. Ball is currently wanting to build a screened in cover for the pool. Ms. Tolley presented a photo of an example of the structure. The structure would be considered an addition which must meet addition setbacks rather than accessory structure setbacks. The structure meets side yard setbacks but is 15 feet too close to the back parcel line. The required setback for the addition is 20 feet from the rear parcel line. The reason that it is being presented to the board is because it is more of a variance than could be considered administratively. The staff investigated and found that there is little to no impact on his property or the neighbors' property. The applicants may be amenable to addition shrubs or landscaping to prevent any issue such as noise for the neighbor's property. The standards being as they are, staff cannot find hardship within the request. Staff recommends for denial. Ms. Tolley stated that staff understands if the Board were to approve the variance because of the lack of impact that the addition has on the surrounding property owners. Ms. Tolley said that if the Board were to approve the request, conditions on the landscaping could be granted along with the request if the Board should see fit.

Mr. Hogan asked to clarify the difference between an addition and accessory setbacks. Ms. Tolley explained that there are setbacks for both additions and accessory structures and explained the difference between the two terms. Ms. Tolley explained that the regular setbacks that apply to the house

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on the property in an R-10 zoning as 20 feet setback in the front of the building, 10 feet on each side and 25 feet on the rear of the property. The challenge presented by this case is the 25 feet in the rear of the property. Mrs. Hobby acknowledged the suggestion for some type of barrier plants and stated that there is limited space for landscaping because they would only be left with 10 feet of soil. It was brought up that there is a 6 foot wooden fence surrounding the property.

Chairman McCall asked if anyone else would like to speak on behalf of the application. Mr. Johnny Ball (12 Brentwood Place Valdosta, Ga 31602) spoke on behalf of his property. Mrs. Ball passed out photos and letters given to the neighbors regarding the addition. Mr. Ball thanked the board for their service and stated that he served on the Planning Commission for a number of years so he understands the labor involved in their service. He stated that his request to the Board is a 15 foot rear variance to place a screened-in enclosure around the existing pool that was built within the last 2 months. He stated that the main reason for his request is because his daughter has a severe allergy to grass, insects, and the sun. They would also like to add the enclosure to keep debris out of the pool. They have been a resident for 24 years and maintained the property to the best of their ability. The Balls spoke with their neighbors regarding the variance and they all responded well. Mr. Ball asked for the boards support in approving the variance. Mrs. Hobby and Mrs. Ball discussed the Savannah Holly trees planted around their home.

There being no further discussion, Chairman McCall called for a motion. Mr. Hogan made a motion to approve as presented. Mrs. Hobby seconded the motion. The vote was called and carried unanimously with a vote of 4 to 0.

Agenda Item # 3: Approval of Minutes: April 6, 2021

Chairman McCall asked if any changes needed to be made to the draft minutes. There being none, Chairman McCall called for a motion. Vice Chairman Strickland made a motion to approve the minutes as presented. Dr. Clemons seconded the motion. The motion was called and carried unanimously with a vote of 4 to 0.

Agenda Item # 4: Attendance Review

Chairman McCall noted that Mr. Brantley, Mr. Ramsey, and Mrs. Copeland were not in attendance today.

Agenda Item # 5: Welcome of New Member Dr. Samuel Clemons

The Board thanked Dr. Clemons for his service and welcomed him to the Board.

Agenda Item # 6: Adjournment

There being no further business, the meeting was adjourned at 2:47 PM.

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

August 3, 2021
Date