

MINUTES

Valdosta-Lowndes Zoning Board of Appeals
Valdosta City Hall Annex Multi-Purpose Room
300 North Lee Street, Valdosta, Georgia
May 2, 2023, 2:30 p.m.

MEMBERS PRESENT

Nancy Hobby
John "Mac" McCall
Allan Strickland
Dr. Samuel Clemmons
John Hogan
Nathan Brantley

MEMBERS ABSENT

Marion Ramsey
Victoria Copeland

STAFF PRESENT

Lauren Hurley
Trinni Amiot
JD Dillard
Jason Davenport

VISITORS PRESENT

Roger Budd
Caleb Reid
Travis Riley
Brad Peck
Dolores Zipperman
George Garivett
Jermey Reed
Ben Camp

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Chairman McCall at 2:30 pm. It was determined that a quorum of members was present.

Chairman McCall: All right, ladies and gentlemen, we'll call this May meeting of the Valdosta Lowndes County Zoning Board of Appeals to order. Everyone in attendance will please make sure and sign in on the attendance sheet at the back of the room. Before we begin, I will explain the process for the meeting. I will call each case-by-case with name and number. The city or county representing staff will come to the lectern to present the facts of the case. After presentation, the board may or may not ask questions of staff. Once the board has heard the case and asked all questions necessary of staff, we will move to hearing from either the applicant or the applicant's representation after hearing from the applicant. We will hear from anyone else who wishes to express support for the case. Finally, we will hear from anyone who wishes to express opposition to

the case. Anyone addressing the board will please come to the lectern and give their name and address for the record. For clarity and respect, we ask that only the person at the lectern address the board and that the audience give them an uninterrupted chance to be heard. If there is important information that you feel we need to consider, then please come to the lectern when it is your turn, and you are called. In the interest of time, though, the board asks that you keep your comments brief and to the point. Please do not come to the lectern only to restate the same information we have already been given by someone else. Once the board has had a chance to hear from all sides on the matter and ask any questions, we feel are necessary, then we may. Then we will decide. If we do not feel that we have the necessary information available today to decide, then we may decide to table the case for the next meeting. Please be aware that the board is here today only to address the various applications to the Zoning Codes for Lowndes, County and City of Valdosta. This is the only matter on which this board has been given the power to render a decision. We cannot and do not have the power to address any other matters that are not specifically covered by the Zoning Codes of Lowndes County or the City of Valdosta. All right. We will move on to the first case via our VAR-2023-09.

VAR-2023-09

Roger Budd Exit 5 Outlet Mall Signs

Trinni Amiot: Good afternoon. This is VAR-2023-09, the Roger Budd outlet. This was tabled previously. The applicant is requesting a Variance to the Sign Ordinance, particularly Ch. 5.04.07 (B)(2) as it relates to the width between sign faces on a single pole and Ch. 5.04.07 (G)(2) as it relates to the maximum square footage allowed for sign faces. The subject property consists of approximately 23 acres and is located on Mill Store Road, in a C-H (Highway Commercial) zoning district. Chapter 5.04.07 (G)(2) provides that shopping centers, professional complexes, or commercial parks with street frontage of 400 feet or more may have an additional freestanding sign for each 400 feet of frontage. Any additional freestanding signs shall not exceed 500 square feet in

sign face area.” The subject property contains approximately 1,754’ of frontage, which therefore allows for four total signs. There are currently three sign structures on the property, which Staff has deemed abandoned, and a fourth digital sign awaiting to be erected, that has been approved by GDOT for placement on the property. The ULDC definition of an Abandoned Sign is: “Any sign face now or hereafter existing which no longer advertises a bona fide business conducted or a product sold shall be deemed abandoned and shall be removed by the owner of the building or structure upon which such sign face may be found. The applicant is proposing to utilize the two abandoned sign structures located on the north and south end of the property, to erect sign faces that are 14’x28’ = 392sf (each), at a width of greater than the 4 feet back-to-back requirement. This will bring the maximum sign face area (total for 4 signs) to 1,568 sf. Chapter 5.04.07 (B)(2) provides that “A double-faced projecting or freestanding sign shall be construed as having the area of a single face, provided that the sign faces are placed back-to-back and are at no point more than four (4) feet apart.” Therefore, a 1,068 square feet Variance is being requested to the maximum square feet in the sign area, and a Variance to the back-to-back distance requirement of four (4) feet is being requested. TRC staff heard and considered this request during their regularly scheduled meeting and overall found no basis to support the variance. The TRC's interpretation of the ULDC Section 5.04.00 regarding signs is that they have been deemed abandoned, and any new sign shall be erected only in compliance with the ULDC.

Trinni Amiot 504.07 B2 states that the five areas that are placed on back-to-back are at no point more than four feet apart. The four pieces on those two poles are between eight and ten feet apart. So that's variance number one. The sign faces are in between 506 sq feet. The standard is 500 square feet for the space.

Chairman McCall So based upon the signs as they are now because they are so wide, they would be calculated as double face signs, as two separates as two separate signs. So technically, we are four times over what's allowed. Because as if they were narrow enough in the back, they would be back-to-back, and it would be calculated as only 500 square feet. So, we're twice over.

Nathan Brantley So the sign in the middle is five.

Trinni Amiot We calculated you can have one sign for all on premise advertising, and that sign is allowed. It is within the code.

Allan Strickland With the total linear footage of the entire mall. But he can have three signs, right? He's just asking for more signage that is allowed under the regulations now because these were deemed abandoned.

Trinni Amiot That is correct.

Allan Strickland And if those three signs are old premise signs for advertising for tenants on the property. That's the one sign that he has proposed to put up. That is the multi message LED. That one is a true advertising sign off premise sign.

Chairman McCall and just as a reminder there, there is an agreement that was signed between the applicant and the county that states essentially in return for putting out the multi message sign, the north and south signs would be brought to within compliance.

Jason Davenport Yes, sir. After understanding what Mr. Budd really wanted and all the other considerations which were non-conformity, potentially abandoned signs and eventually came to a solution with Mr. Budd, that we would allow for the multi message off premise sign if he would bring the other three signs back up to code. Really, the one in the middle we are not concerned about. It was the two ones on the edge that did not meet the current code. According to our record, we think they've been around since at least the early nineties. Mr. Budd bought this plaza proceeding with his business was the compromise that we struck. And per that agreement we think he is well within his rights to seek help from you. Candidly, I think he's doing so because business wise, rather than spend the money on those signs, he wants to make sure he must go down that route.

Nathan Brantley So in exchange for allowing signs to continue to exist and not be deemed abandoned. And correct the distance at the rear of the sign to less than four feet. The county agreed to allow Mr. Budd to have the mutli message sign.

Jason Davenport We looked at it like a package because the whole property has an incredible amount of signage that you could have. So, when you look at redeveloping this particular piece of property, we feel like we could approve the off premise multi message. But you must do something with all the other signs. The biggest concern was the North and south sign packages that were before you today were constructed and could easily be used as off premise signs. They looked like off premise signs. They may have been used that way in the past, but with Mr. Budd saying no, I'd like to keep those on premise so I can keep them, and the deal becomes less complicated. But I'd like to use my multi message for additional. That's where we got to the result, which was you have three signs there, three poles that will allow you to keep four on premise and we'll let you do one new off premise with the state's help, which is as far as we got today. So, we really tried to take this thing to the ground and come up with a reasonable compromise. Mr. Budd is just testing, you know, the improvements in that north and south side because it's not something we can sign off on. I think he just wants to make sure before he spends the money to improve those, he truly must, which is where you all come in, because that's out of our authority.

Nancy Hobby So the county has no problem with them being off premise signs as long as they're brought into conformity.

Jason Davenport The only way this works that we set up is if they maintain on premise. So, they have to advertise things within the mall, which Mr. Budd has said he's willing to accept because of the amount of storefront and potential use that they can have there. But this deal only works if they are on premises. If they shift off their distance requirements to kick in, that becomes a problem for him. Especially concerning the multi message, which is to me what's most important and we tried to talk about.

Nathan Brantley So to comply with that agreement, you would essentially have to reconfigure the top portions of the signs to narrow the distance right to the north and the south.

Jason Davenport Yes, sir. If he chose to do that before putting this application in, we would have been for the agreement. We would have said we would have allowed that to happen.

Chairman McCall Any questions for staff? Thank you. Would the applicant or the applicant's representative wish to address the board?

Roger Budd Yes. Hey, everyone. I'm Roger Budd. Okay, so the story on this, I think everybody's familiar with it. We tried to when we bought the shopping center about two years ago, we saw that at least the north and the south structure were billboards. We checked the permits with the D.O.T. They're not formidable signs like billboards because the North structure is too close to exit five, and the South structure is too close to that little billboard at the RV place. There's only the only spot eligible for a billboard on that property is halfway in between the middle side and the South Side. We applied for a sign in that location, which was signed off for Lowndes County Zoning, and we went to go put up that pole. And then we were told that all these signs had to be brought into compliance, which was not really my understanding originally. But then we had the situation where we already ordered the signs and paid \$50,000. We're trying to make this thing work. We spent several million dollars on the shopping center is going to be several more hundred thousand dollars in paving improvements. We spent hundreds of thousands of dollars on the roof. It's got probably 75% still vacant. For ten years when some out-of-town person from Las Vegas owned the property as a real estate speculator. And we're trying to bring this center back to life and keep the expense to a minimum. So, all we're asking is that signage that are there be allowed to remain in the way that they are. And we were, as I said, whenever this was adjacent and I discussed this at length in acquiring people from the county, I've discussed it. There was some controversy involved. I was told that the number of square footages of the faces was fine. And the only thing that was in violation was the V in the back. So, my thought is if the V in the back makes it more visible from the road, the V is preferred, and the Vs are already there. It seemed like a reasonable request not to have to spend a bunch of money-making changes to make a sign less visible and to modify it from the way that it was already installed. So, we're requesting to leave the existing signs like they are with variance.

Chairman McCall Questions for the applicant?

Allan Strickland And last month when we were talking, you had already made plans or at least were considering plans to take the heads from the signs, put them on the ground to rebuild them because of the age and the rust. When I looked at them, I was afraid there could have been structural problems up there.

Roger Budd Oh, yes, we do want to bring all the heads down and even lower the poles so that they're more visible from local traffic. And they're so tall that even our workers don't want to get up that high. I mean it's scary for people. We got the equipment to work on these days and we're going to bring them up to like new safety standards and reduce the height of all the poles. So that's the current plan.

Chairman McCall Okay. Any other questions?

Dr. Samuel Clemons I just want to clarify this one thing. So, you're saying you're asking to leave it as is? Is that the agreement that you and the county?

Roger Budd The agreement says that the North structure and the South structure will follow the with the sign ordinance. So my understanding is the option to bring them into compliance. My understanding of what we talked about is that the way to bring it into compliance is either remove the V which will require additional structural work or ask the Zoning Board of Appeals for variance.

Nathan Brantley How far away is the new multimedia sign from the middle sign? The one that there's not an issue with.

Roger Budd I think it's about 300 feet, but I don't have an exact number.

Nathan Brantley How far from the south?

Roger Budd It's about three or 400 feet to about in the middle of it. It's almost in the middle of the two.

Allan Strickland And the multimedia figure is going to be higher than the other billboard so that you'll have.

Roger Budd It's lower. So, they're all coming down that same height. Okay. That was the sign the D.O.T would allow. We try to get this outside permitted. They wouldn't allow it.

Nathan Brantley Because of the RV sign.

Roger Budd You can just see that little red dot in the corner, it's about two or 300 feet away from that sign.

Chairman McCall Any other questions for the applicant? Thank you. Thank you. Anyone else here in support of the case? Anyone here in opposition to the case. Was your office contacted.

Trinni Amiot No Sir.

Chairman McCall Unless there's any other questions from staff or anyone or any other comments. Would someone care to make a motion?

Allan Strickland I'll make a motion to agree to the terms that were on the original letter that he would bring both North and South signs into compliance. We were planning on taking them down and rebuilding them anyway. By the time he takes them down and tries to rebuild them. But you probably put new ones up there for him, about the same amount of money and that would bring him totally into compliance for square footage. And as far as being considered one sign on each pole which is now considered two signs on each pole.

Chairman McCall That is a motion to deny the variance, correct?

Allan Strickland Correct. That would be a motion to deny the variance that he has requested.

Chairman McCall Correct. Okay. We have a motion. We have a second.

Nancy Hobby: Second.

Chairman McCall We have a motion. All those in favor are all those against. Are you abstaining?

Nathan Brantley I'm abstaining.

Chairman McCall Okay. The motion passes. The variances do not. Thank you, sir. We will move on to the next case of the day VAR-2023-10 Riley – 2900 Buckeye Drive.

VAR-2023-10

Riley – 2900 Buckeye Drive

Trinni Amiot The applicant is the property owner and is requesting a Variance to Table 5.01.01 (D)(9) of the ULDC as it pertains to the maximum floor area for an accessory building and Section 5.02.01 (E)(1) as it pertains to accessory uses and structures (location). The subject property is located at 2900 Buckeye Drive. and consists of 1.2 acres, zoned R-1 (Low Density Residential). The applicant is requesting the placement of a new vehicle storage unit (4 bay garage) that will be 1,530 sf. And located somewhat in the front of the lot. The maximum total allowed floor area for this lot is 1,500 sq. ft. Currently, the property has 1,248 sf in accessory structures and additions to the dwellings. All accessory units were properly permitted. The Riley's indicate in the letter of intent the large family unit require additional storage. TRC staff heard and considered this request during their regularly scheduled meeting and found no objections. Overall, the staff is supportive of the variance request. The lot is fenced, and the additional storage unit will not inhibit the overall attractiveness of the neighborhood. Based on Criteria G, I, and J, staff recommends approval. He is asking for a new vehicle storage unit, about four bays that would be 1530 square feet and located somewhat in front. The maximum total allowed square foot to allow for area for this lot is 1500 square feet. He currently has 1248 square feet and accessory structures. And in addition to his property, all of those were permitted. So, while he has had additions and accessory structures, he followed the correct path to do that.

Nathan Bratley How big is the slot?

Trinni Amiot Looks like about 1.2.

Chairman McCall From the drawing that we we've received, it's in the application where there's a little blue box for where the house sits and where the proposed structure is to go. It looks like about half of it is technically in front of the house. Like you said, if you just draw a simple line across the front of the lot, in line with the front plane of the house, is that correct? About half.

Allan Strickland Okay. And there's no request for a side yard to set back and a rear yard setback.

Trinni Amiot He will be meet those easily.

Nancy Hobby Trinni he's allowed 1500 square feet total. So, he's asking for an additional 30 on this building? Plus, the fact that each used up 1248 of that 1500. So how much are we looking at total for variance.

Trinni Amiot I think we calculated around 800 square feet.

Trinni Amiot His current building square footage is 808 and he's asking for 1530 additional, which would bring his total to around 2300.

Nancy Hobby He's already had an addition put on that house and the garage is now in the process. Are they going to close in the garage to move this thing? There's also a zoning approval form here. Where was the gazebo. Because I didn't see it back there.

Trinni Amiot I believe the gazebo would be back in the back around where the pool is.

Allan Strickland But it is still counted as an additional structure because it is not tied into the roofline of the existing hatch.

Nancy Hobby Do you know how many square feet that shed is on the left side of the house?

Trinni Amiot Not right now. The applicant would have to answer that for you.

Chairman McCall Any other questions for staff? Thank you. Will the applicant of the applicant's representation wish to address the board this.

Travis Riley To answer the questions, that shed on the back left hand side of the property is 480 square feet.

Nancy Hobby Yeah, will it remain after your garage is built.

Travis Riley It will.

Chairman McCall As far as the placement of the building kind of being out sort of in front of the house overall, is there are there site limitations as to why you're kind of sitting it where you are?

And is that a well house or something that sits on your property that that little small white thing? So

as far as this thing kind of sitting out in front of the house, is there a reason you're not kind of pushing it more towards the back of the site?

Travis Riley Yeah, there's a field, at least when it runs about 45 degrees off the rear side of my pool right there with the privacy fences. It kind of runs up at an angle through that side of the lot. The drainage is towards the back of the lot. So, nothing's draining forward towards stucco, but I can easily turn the proposed location about 30 degrees to keep it to where it's not breaching the front of the house. There's enough room to do that, right. But my intent is to close the garage. We moved here a couple of years ago. I retired, didn't anticipate where we've been. We've been given two relative foster placements that we've since adopted. So my intent is to finish that garage for more bedrooms. So I've got enough space for us all to be comfortable. That's the intent.

Allan Strickland Are you a hobbyist that's going to be rebuilding cars and rebuilding the engine and making a lot of noise in there?

Travis Riley No, sir. I just have a few extra vehicles that a couple of them myself. But I've got a restored Volkswagen Beetle that I need to get out of the weather and I'd like to put into that garage. And I've got a lot of little bicycle wheels and ride along vehicles that I didn't anticipate having when we bought this house. I've got to put up nearly my entire two car garage now, right now. But I'm not I'm not making anything.

Allan Strickland Okay. Have you had any contact with your neighbors about this?

Travis Riley I have. One of the neighbors I just spoke to at great length about an hour before today's meeting. But the neighbor behind me, I believe there's been some people calling in or writing letters. And those are the ones I've spoken to and supported. I think I may have an objection here today that you will hear from, but for the most part, neighbors are not concerned.

Chairman McCall Any other questions for the applicant?

Travis Riley I can't speak to the governance. Yes, regarding covenants, it was brought to my attention last week that covenants did exist by Mr. Lawrence Nelson. I was not presented with those when I purchased the home. I've spoken to the neighbors. None of them were aware of governance.

Covenants have not been enforced. There is not actually, the covenants speak directly to an architectural design committee to submit any variances which doesn't exist. And Mr. Nelson passed away in 2018. So, there's no one else to submit this to.

Chairman McCall Thank you, sir. Anyone else here in support of the case? Anyone here in opposition to the case? Yes, sir. I have concerns. Okay. Can we get your name and address for the record free.

Caleb Reid Caleb Reid 2019 Buckeye Drive. My concerns are the location long term. Not just remodeling. Someone moving in using a big garage like that as well as a workshop. And then the location of where if it was set, it might be used in a different role. And then just a metal building which he told me today he wants to try to match the house and then just the flow of the neighborhood. It's a concern. I've spoken with some neighbors. Some neighbors didn't care at all. Others were concerned with the covenant, which I wasn't for. I've lived there since 2016. I haven't ever been given a copy of it. So, I do understand Travis's objection to it also. So those are my concerns. I guess my request would be to make the table this and to let the neighbors talk a little bit more. That's just a request.

Nathan Brantley Just because your concern regarding location, is it the proximity to the road. The fact that it's more in the front?

Caleb Reid It's in the front. Would be my concerns.

Nathan Brantley Would your concerns regarding the appearance be somewhat alleviated if it could be some kind of like concrete siding or something similar to whatever the houses in the neighborhood have or that of a metal clad building?

Caleb Reid Probably with the forward location, it would alleviate some of that. I'm somewhat concerned if it was still built for location because of the traffic. I haven't seen any design of which spoke briefly. I consider Travis a friend. Just it's all kind of come together here. That's not my concern. I understand his opinion and respect it.

Chairman McCall Any other questions?

Nancy Hobby So what you're saying is you would be less concerned if it was more of a three-car garage that was in keeping with a residential neighborhood? As opposed to the metal building that he's proposing, the size that it is.

Caleb Reid If it was in the back of the yard, which he's expressing a concern with where the septic it wouldn't be as much of a concern. There apparently is already one violation in our neighborhood. It's in the back of someone's yard. It's more of a shop than a garage.

I don't not want him to be able to build a structure. But I also understand I don't get to pick where he puts it.

Chairman McCall Okay. Any other questions? Thank you, sir. Anyone else here in opposition to the case? Was your office contacted?

Trinni Amiot Yes, sir. I had two phone calls. One email in opposition.

Nathan Brantley Were they neighbors?

Trinni Amiot Yes Sir.

Chairman McCall Unless there's any other comments or questions from the board with someone here to make motion.

Nathan Brantley I'll ask Mr. Riley a quick question. Mr. Riley. Is there any possibility that you could use some other signing material, or has it already been ordered.

Travis Riley No I have not. I've put the order on hold once I knew that I need to request a variance, but I mean, I can wrap it in concrete siding. The kitchen addition is seamless. You can't tell, but it's an addition, unless you look at the original.

Nathan Brantley That might be a compromise to bring you into compliance with maybe the covenants. I'm not sure I haven't read them but also to somewhat satisfy some concerns of the neighbors. That's not imminent.

Chairman McCall Any other questions for the applicant?

Nancy Hobby Would you be opposed if you use concrete siding on the two sides that are basically visible from the street and use the metal on the other two sides?

Travis Riley If I did, I would just do all sides.

Nancy Hobby If we approve something like that. Do y'all can go back and check on the approved variance requirements.

Trinni Amiot Yes we do.

Chairman McCall Okay. Anything else? Okay. Thank you, sir. All right. Unless there's any other comments. Someone here to make a motion.

Nathan Brantley I'll make a motion. I'll make a motion to approve the conditions. He can build the building as proposed. Except he's got to clad it with concrete siding rather than metal siding at the front of the building extend no closer to Buckeye Road or drive, than the front of the house does. And that there be no business operated out of the building.

Chairman McCall We have a motion? Do we have a second?

Nancy Hobby Second.

Chairman McCall We have the motion to second all those in favor 1 abstain. Motion passes.

Thank you, sir. We will move on to the next case for the day. VAR-2023-11

Love's Travel Stop/Old Clyattville Road/I-75 Exit.

VAR-2023-11

Love's Travel Stop/Old

Clyattville Road/I-75 Exit

Trinni Amiot The applicant is acting on behalf of the property owner (Love's Truck Stop) and is requesting a Variance to Section 5.04.05 of the ULDC as it pertains to provisionally exempt signs; Section 5.04.07 (E)(3) as it pertains to permissible permanent on-site signs; Section 5.04.07 as it pertains to standards for permanent on-site signs; and Section 5.04.00 as it pertains to sign standards. The subject property is located on Old Clyattville Road/I-75 exit and consists of ~15 acres, zoned C-H (Highway Commercial). Located within this property will be Love's Travel Stop

which will have both gas and diesel fueling pump stations as well as a Bojangles's restaurant, Godfather's restaurant, Speedco, and a certified CAT scale. The sign program that Love's uses has been proven to work at the over 600 travel centers that Love's operates across the country. The variances being requested are items that increase the level of safety of all patrons of Love's and the surrounding community. The additional number of signs, height, and square footage being requested will help ensure that there is safe ingress and egress to the facility and safe maneuvers while on premises which have a positive impact on the community. With all the businesses located on this site utilizing a combined sign, the sign clutter will be substantially reduced making for a more aesthetically pleasing site.

Chairman McCall Any questions for staff?

Chairman McCall Maybe this is a question for the applicant, but in the sign package, there's an application for cat scale signage. I don't see the Cat scale called out on the side plan that they included here.

Trinni Amiot No, sir. We had staff sit down with this request and go over everything that they ask for. And the Cat scale, we're not a concern.

Chairman McCall Sure. Were there any other questions for staff?

Trinni Amiot Okay, one more thing. I want to mention is the height of it because it's in the airport overlay district. This is located in the airport overlay so they had to have FAA review and FAA approval. They approved it.

Chairman McCall All right. Thank you. With that applicants' representation wish to address the board.

Brad Peck Good Afternoon, my name is Brad Peck with Love Travel Stops and this is Jeremy Reed. He is our civil engineer. Our main objective is the safety and giving instruction to our customer base. So, the height itself is designed to give the maximum read time and for decision making. So, an automobile typically in a four second read makes it enough time to safely make a decision deciding when to exit the interstate shut down truck driver has needs about four times that

amount of time they're typically a 12 to 16 second read to see a sign make a decision turn their signal attempt to get over with car traffic and then safely make the exit. So, the reason for our high is the purpose of that, just to give enough readability as well as the size of the sign. Being able to get that 12 to 16 secondary before exiting the interstate. As far as the directional signs, we don't put our logos on those. They are strictly in for directing traffic. Our goal is to separate cars or automobiles from the big rig as soon as possible or correctly direct them into the proper safe part of traffic. Our sites don't intertwine at all. We don't bring car traffic into the truck side and we try to keep the trucks out of the car side for safety purposes and to remove that obstacle from the truck drivers line of sight so that they can safely navigate without hitting cars and also to prevent them from falling into the automobile section of the traffic stops so that they're not creating problems. All of those are used are designed specifically to get them on their way where they need to go. It predated the eight-foot height on a lot of those signs. It's just line of sight for truck drivers. As they're making the turn, anyone that frequents Loves or even our competitors are used to looking for directional. If you look at Jasper Florida, south of here, same thing when they pull out, they go straight and then left, and that's to keep them from turning into the car spot. That's the purpose of these directional signs. The others are just a normal part of our normal sign package from a building standpoint and just representing Loves. I can answer any questions we have.

Chairman McCall We don't have a full site plan, but I just want to orient myself correctly about where this where this is sitting kind of on the property. Your main drive entrance, is that going in across? Essentially right there at that intersection?

Brad Peck Yes Sir.

Chairman McCall Okay. All right. Any other questions for them? Anyone else here in support of the case. Anyone here in opposition to the case? Was your office contacted?

Trinni Amiot No Sir.

Chairman McCall Unless there are any other questions for the applicant or staff? Would someone care to make a motion?

Nancy Hobby I'll make a motion to approve the variance as requested.

Chairman McCall We have a motion to approve the variances as is. We have a second. We have a motion.

Allan Strickland The second.

Chairman McCall All those in favor. All those in favor. We'll move on to your other case. VAR-2023-12 Love's Travel Stop/Old Clyattville Road.

VAR-2023-12

Love's Travel Stop/Old Clyattville Road

Trinni Amiot Love's Truck Stop offers three tiers of RV parks and Model one, which is a larger standalone park with indoor access to at least a mile or two, which is a little smaller with outdoor access to amenities, and then a model three, which is RV spaces and the auto and camper stops. The site will be considered an offering, so it's hard to see. This is a site plan of the overall plot. I start to talk about this as an RV park. Is it a place to park parties? It's not a football campground. However, we have a definition that states over two RV sites are considered the campground. So even though it's five, it triggers the campground requirements. So, they're asking for a variance to two of our sections and they're supportive. And in those sections, table four or 314 C is the minimum site area, including structures and associated parking places. 10% of the gross area will be parked. The standard of this is that our behavior must be 10% us into our side, which would be about 1.5 acres. The current area, the proposed market size is less than that. We don't believe that's 1.5 acres. And the use of accessory structures, coin operated library facilities and others are generally in a RV park. Limited to the use of the campus in this instance because it's their model three park. Those amenities are going to be available to anyone and then the last one is the setbacks of the lot. The standard is that these that the setbacks for an RV campground are 50 feet from any public right-of-way because we had other variances going on in this request. We included that because if they

wanted to expand it any way, we want to make sure they'd have to come back for a variance to the back. This is their basic model, just slots. If they chose to switch, they might be as close as they are close to Wild Adventures. They might want to expand into a full-blown RV park. I don't know where.

Chairman McCall So, I mean, technically we're applying this variance to the entire piece of property, not just what they're developing here. Right. Because they're not developing the full piece of property here.

Trinni Amiot Not as an RV park. That's right.

Chairman McCall From what it looks like to me, there's a chunk down here that's not being developed out right now. I believe that that's part of the overall property.

JD Dillard Love's purchased 15 and a half acres of that overall property, that's already closed.

Chairman McCall Okay.

JD Dillard So that they are developing that entire area between a half-acre that the seller retained.

Chairman McCall We had aerial and in the other application here. So, there's that sort of trapezoidal piece y'all are going in along here, correct.

JD Dillard Right, and Trinni had a map of each of the two separate parcels.

Chairman McCall Yeah. We didn't have that in our packets.

Allan Strickland If they wanted to come in and put in full-blown RV park or other amenities, they would still have to come back Lowndes County for plan review and all that. And if there was anything that they had to meet and had trouble meeting, then we would be looking at another set of variances on another piece of property.

Trinni Amiot Yes, if they could do this.

Chairman McCall Well, so this piece is being subdivided out.

Trinni Amiot Yes

Chairman McCall That's what all I want to make sure of is that the variances that we're talking about, because you were saying the setback, amending the 50-foot setback. So, we're only

addressing this right here. All I wanted to make sure of is that we weren't potentially addressing any of this other area at this point. Okay. I got it.

Chairman McCall Any other questions for staff? Will the applicant or the applicant's representation address the board.

Brad Peck As you stated earlier, we considered RV slots. We kind of got into the RV business and within the last couple of years really COVID proved that push a lot of people in the RV to get out and do things. Our goal here is really not to be a park is the idea here is that most RV drivers are not going to choose Loves for the destination for a long term. They're going to use us as a 1 to 2 night overnight stop. We have had RV parking spaces without the amenities. Just giving them a place to park. This just improves that by allowing them to either dump their tank, refill their water tank, recharge their system so that the RV dump the electrical connections and would be space pods. And again, the amenities that we offer inside our store, with or without the RV park is attractive to RV users from a shower perspective to a 24 hour restaurant and just all the things we sell. Plus we do run all of our parks have a state limitation applied to them. So currently it's 21 days. That applies even to our bigger campsites. I guess like Mississippi, that's 112 spots so it's a full sized campground. The whole idea behind that is that we're not going to allow people to come in and take up residence in these slots, which I don't think anyone would want to really in a truck stop parking lot. So any questions that I can answer about this?

Nancy Hobby You said it wouldn't want to take up space, but you've got 112 in Mississippi.

Brad Peck Right? Well, that's an active campsite. So that is a COA. It's got ponds, it has a water park, it has fishing. That is so that when she talks about our model one, model two, model three, that would be a place where you'd want to come and stay for a while because I'll be managing our pickleball basketball. This is, this is strictly just the connection.

Nancy Hobby What is to keep out from changing from the Model three here to a model one.

Brad Peck Well, one we'd have to buy additional property adjacent to and that would be a whole other process. As he said earlier, there'd be a another application process. And as she was alluding

to the variance to be able to apply to something else, we really don't need that today or we're not looking to get anything approved for what may could happen in the future. And currently there is room to that side of the property to really expand to that degree. So even if we were to buy more property, there's water out there. So, we would have to buy a completely separate piece of property to do that so that it would go through its own processes of zoning and planning. We don't have any expectation here to expand beyond this. Our goal is just to build our new locations, to have anywhere from 2 to 6 of these RV slots that create a consistent brand for the RV travelers. They're going up and down the interstate. Okay, let's have a spot and not have to park in a Walmart parking lot to overnight and not having to just find another place. But we have things they need overnight. Okay. And then, Jeremy, to answer any specifics that you have about the stall and the stall design.

Nathan Brantley What is this here.

Brad Peck That's where the high-rise sign is going to go. It is a 60 by 60 pad, which is necessary to stabilize the sign of the base and also creates a pad for trucks to work so when they're servicing the sign. The crane will stabilize and support the crane. So that's the gravel driveway that goes to a 60 by 60 platform, which is standard for our high-rise arms. That will be fenced off. And that's only for service providers for the site.

Chairman McCall Any other questions for the applicant? Thank you, sir. Trinni, one question. Just for clarification. The only reason we're hearing this is simply because they are offering water and sewer connections. If they were offering those connections, this would just be simply RV parking. This would just be parking and we wouldn't be hearing this at all. Right.

Trinni Amiot The definition of an RV park is two or more places for that, and they're offering five.

Chairman McCall Right. But we have plenty of places around town that have parking and RV park there. And they just simply park. But they don't have any connections or anything like that. I just want to make sure I'm clear that technically, because they are connecting, and we are defining this as RV staying for long term. Is that what's kicking it over? I mean, if they just had, you know, five extra-long parking spots we wouldn't necessarily be addressing this, would we?

Trinni Amiot I don't know that it's connected to the water and sewer so much as it's like an RV park. That hoping that they would have honestly said no, there's an RV and I think we would have ultimately been here anyway. But to their credit, right off the bat, they said they want to attract some campers just a short time. We were looking at the site plan and the aerial and we thought, let's see how much of this that we probably need to include. So, if they don't need it, I'm fine with dropping it. We struggled you know is it really an RV site? Is it a campground? Is it just somewhere you pull in the park? Is it are you going to stay three days or you stay 300 days. So many, many conversations.

Chairman McCall Any other questions? Was your office contacted?

Trinni Amiot No Sir.

Chairman McCall I don't know if I asked for it. Did we ask is there anyone here in opposition to the case? Okay, unless there's any other comments or questions. Would someone care to make a motion?

Allan Strickland I'll make a motion to approve.

Chairman McCall We have a motion to accept the variance. We have a motion.

Dr. Samuel Clemons Second.

Chairman McCall All those in favor. It is unanimous. Thank you. All right.

Agenda Item # 5: Approval of Minutes – April 4, 2023

We will move on to other business for the board. Everybody has a copy of the meeting minutes, or we sent a copy of the meeting minutes. We don't have any comments or changes. Would anyone like someone here to make a motion.

Allan Strickland I'll make a motion to approve the minutes as presented.

Chairman McCall Second,

Chairman McCall All those in favor. It is unanimous.

Agenda Item # 6: Attendance Review

Chairman McCall Minutes were approved one abstained. Let's move on to the attendance review I think he's out was it for business?


Lauren Hurley Yes, Mr. Ramsey called and Mrs. Copeland called.

Chairman McCall Victoria Copeland and Marion Ramsey are out of the business. So those are excused. I don't think we have any other attendance issues to deal with unless there's any other business.

Agenda Item # 7: Adjournment

Chairman McCall Any other business. We are adjourned. Thank you all for joining. There being no further business, the meeting was adjourned at 3:46 p.m.

John "Mac" McCall, Chairman


Date 6-6-23