

MINUTES

Valdosta-Lowndes Zoning Board of Appeals
*Valdosta City Hall Annex Multi-Purpose
Room 300 North Lee Street,
Valdosta, Georgia*

Tuesday January 16, 2024, 2:30 p.m.

MEMBERS PRESENT

John “Mac” McCall
Allan Strickland
Dr. Samuel Clemmons
Victoria Copeland
Marion Ramsey

MEMBERS ABSENT

Nancy Hobby
John Hogan
Nathan Brantley

STAFF PRESENT

Lauren Hurley
Margaret Torres

VISITORS PRESENT

Adam Moore w/ Armor Investments
Joanna Tanner w/ Miller Hardware
Rob Evans w/ IPG Inc
Richard Miller w/ Miller Hardware

CALL TO ORDER

John “Mac” McCall

Calling of meeting to order at 2:31p.m and explanation of meeting process to all those in attendance.

City of Valdosta Cases:

APP-2024-01-Armor Investments LLC-(2704 N Oak St) Request for a Variance to O.C.G.A Section 16-12-215 as it pertains to the minimum distance spacing requirements of State Licensees to dispense low THC oils or products (Tax Map 0111D parcel 108).

The meeting was called to order by John “Mac” McCall at 2:31pm. He read the rules of the meeting. He then introduced the first case.

Lauren Hurley presented the first variance case requesting variance for Armor Investments requesting variance due to the minimum distance spacing requirements. Hogan’s Pharmacy is wanting to dispense low THC oils and products and they are close to Valdosta Middle School. Dr. Clemons had questions about the distance requirements. John McCall questions why the state isn’t handling it instead of the zoning board of appeals and Lauren explains that the State has given variance authority over to the municipality. Allen Strickland asks if the City Council is aware of the request and Lauren states that they are. Marion Ramsey asks if coming before the board is an alternative to coming before City Council and changing the ordinance. Lauren confirms that at this time, it is a case-by-case basis. Dr. Clemons asks if a rush of these types of cases comes in will there be a consideration for changing the ordinance. Lauren Hurley states that it a possibility at a later date. John McCall questions whether the state licensing only deals with low THC products and Lauren states that it is.

Podium is then turned over to applicant.

Adam Moore with Hogan’s Pharmacy that they are requesting to sell products from their pharmacy under special state-controlled system of dispensing. Only 2 companies in the state are license to grow and produce these products. John McCall questions what types of products would be sold. Adam more explains that these companies are under strict regulations. Products would be under 15% which consist of tinctures, oral capsules and such products. Allen Strickland asks if this will be expanded to other products. Adam Moore states that as of right now the Federal along with the DEA has halted things to prevent sales and to prevent pharmacies from distributing. Lauren Hurley gives the information that there only 2 places in the entire state that are able to grow, produce and distribute the products and the State of Georgia already has 2 that are doing that. John McCall asks again that the intended products Hogan wants to sell are low THC. Adam Moore also states that products will be stored in a restricted area the same as they do with opioids in the pharmacy.

John McCall asks if anyone else has any question or comments and calls for a motion. Allen Strickland motions to approve as presented. Marion Ramsey seconds the motion. John McCall calls for a vote. Final Vote: 3 in favor, 2 against. Variance Granted.

Second Case Presented:

APP-2024-02-Robert F. Evans-(211 E Hill Avenue) Request for a Variance to LDR Section 214-7 as it pertains to the Exterior Building Materials in the C-D (Downtown Commercial) zoning district (Tax Map 0120A Parcel 251).

Lauren Hurley presents case for variance to replace existing metal warehouse for Miller Hardware at 211 E Hill Ave. According to the LDR 214-7 states that no metal exterior allowed in the zoning district and must be clad in some other material such as stucco or hardy plank. She states that this was originally presented to the Historical Preservation Commission and approved as a renovation of the existing building, but they are not proposing to completely remove the existing building and replace it with another metal building. The current building has been there since the 1930s and does not fit into the visual standard of the renovated Coleman Talley and new Whitehead buildings on either side of it. John McCall states there was a recent case brought up about metal buildings being seen from adjacent properties. Allen Strickland states that the NW corner of the building is visible from Ashley and Hill if that will kick in the corner/side wrap requirements on that side. Lauren states that she is not sure if the Overlay and the Historic ROW visibility requirements are the same. Mr. Strickland states that there was a body shop on St Augustine a few years ago that was required to clad the front and 10ft on sides.

Rob Evans with IPG steps to podium to present for the applicant. He states that in 2017 a master plan with submitted for a new warehouse on Lee St, for the new Whitehead building and to replace this metal building and that it was approved. Lauren Hurley states that she did find where the original plans for the S Lee St warehouse were failed by Tracy Tolley siting the LDR for metal buildings in the district but were somehow later approved with no explanation or notes as to why. Rob Evans states that the new building will replace and remain within the same footprint as the existing and will match the current warehouse on Lee St. John McCall reconfirms that the building to be removed will be replaced with the same scale and roof of the existing. Rob confirms that it will be the same. John McCall asks it will be the same roofing material and Rob states that it will match the warehouse on Lee St.

John McCall asks if there are any other questions for the applicant or anyone in opposition. He then asks if anyone would like to present a motion. Marion Ramsey motions to accept as presented. Dr. Clemons seconds the motion. John McCall calls for a vote. Vote is unanimously passed.

Review of Minutes

A copy of the previous meeting dates was given to the board. Motion to accept by Allen Strickland. Dr. Clemons seconded motion. Minutes Accepted

Proposed Schedule for 2024

Schedule given to members for 2024. Lauren explains that because of end of the year holidays that some of the dates in January are actually for December meetings. John McCall states concern for confusion because when he presents, he says the month. Lauren suggested that he remove the month from his scripting. Lauren also asks if there needs to be any changes. No changes proposed. 2024 Schedule accepted by the board.

Meeting Adjourned at 3:10 pm

_____ John "Mac" McCall, Chairman

Date: _____

proposed. 2024 Schedule accepted by the board.

Meeting Adjourned at 3:10 pm

A handwritten signature in black ink, appearing to read "John McCall", written over a horizontal line.

John "Mac" McCall, Chairman

Date: 7-6-24