

**MINUTES**

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

**Tuesday April 2, 2024, 2:30 p.m.**

**MEMBERS PRESENT**

John “Mac” McCall  
John Hogan  
Dr. Samuel Clemons  
Allan Strickland  
Nathan Brantley

**MEMBERS ABSENT**

Nancy Hobby  
Marion Ramsey  
Victoria Copeland

**STAFF PRESENT**

Lauren Hurley  
Trinni Amiot

**VISITORS PRESENT**

Jerry Roberts (Contractor)

**CALL TO ORDER**

**John “Mac” McCall**

Calling of meeting to order at 2:46 p.m. and explanation of meeting process to all those in attendance.

**Lowndes County Case:**

**VAR-2024-04 Sook (5546 Timber Wind Circle)**

Trinni Amiot presented the case of the applicant Jerry Roberts who is acting on behalf of the 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. The property is located at 5546 Timber Wind Circle and consists of .86 acres, in R-10 (Suburban Density Residential) (Tax Map 0195B Parcel 146).

The applicant is requesting the placement of a garage/pool house that will be +1200-1280 sq ft and located in the rear of the lot. The maximum total allowed floor area for this lot is 800 sq ft. The letter of intent indicated this structure will be used in part for pool house/storage, and the

garage area will be for the RV. The covenants for the neighborhood state RVs must be garaged/not visible. This request will be an increase in accessory structure floor area of 400+ sq ft. This will be the first accessory structure on the lot. The applicant wishes to be in compliance with the covenants for the neighborhood and plans to construct the structure as determined by the covenants and enforced by the HOA. TRC staff heard and considered this request during their regularly scheduled meeting and ultimately voted to approve the request.

Chairman McCall asked if there were any questions for staff. There were none so asked for the applicant or applicant's representation step to the podium. Contractor Jerry Roberts stepped to the podium and stated that the reason the building requested will be so big is so that they are able to pull the camper into the building and not set out in the yard. Also stated that it will have a garage door on it. The pictures the staff are looking at are basically a generic rendering. The actual building will have windows in it and will have concrete siding and shingle roof and will look identical to the house. The building will be placed on the property directly in front of the driveway so you can drive right into the building and be able to extend camper sides out inside the building. He stated that he has spoken to all the neighboring people and the president of the HOA and showed them renderings of the building and they agreed that they would rather have something nice that could be closed at night and not be able to see into it. He stated that after speaking to all the neighbors, he has not had anyone object to it. Trinni Amiot said she also spoke with the developer who stated he really did not want a camper out in the open and would rather have it contained. Jerry stated that he could build an 800 sq ft structure with a lean-to and meet the covenants, but it would not look good. He also stated that the rendering is not representative of what he will build. It will have a gabled roof and match the house better than what they are seeing.

Chairman McCall asked to see the picture of the existing property on the overhead and asked that compared to the existing roofline, how high will the building be. Jerry Roberts stated that it will not be any higher than the double windows over the garage. He stated it will have a 10 ft garage door and the actual floor will be dropped down. Chairman McCall asked if this was an RV or just a fifth wheel. Jerry Roberts corrected that the height of the door will be 12 ft not 10 ft. and till have 10 ft walls on it and the floor of the garage will drop down to give it a 12 ft door. Chairman McCall stated that if the intention is to extend the sides of the camper out, would there be water and sewer in the building. Jerry Roberts stated that no, the owner just wants to be able to plug it in while it is in the building. He stated that Blake Taylor built the house and that it and all the houses have RV hook ups on the outside of them. But, according to the covenants, you are not supposed to have an RV parked in the yard. He stated that that the building will have power and water in it. He stated that as far as the storage area shown on the building, that they may use it as a sitting area because they do have a pool, but the owners have not said either way as far as sewer. He stated that he did tell them that if they decide to have a bathroom in it, that it will have to have a pump that will be pumped all the way out. Trinni asked if they were on County utilities. Jerry stated that they are and have an E1. Chairman McCall stated that his concern with that would be if the camper is pulled in there and let people stay in there, it goes from an accessory structure to an occupied structure. Jerry stated that he did not know what the owners were going to do, but they had said they wanted to pull the camper in and slide it out and have it hooked up where it could be functional sitting inside the structure. Allan Strickland stated that they probably wanted it plugged up to have it heated and cooled. Chairman McCall asked if they were planning on putting bedrooms in the storage room side of the building. Jerry stated that they had just said that

they wanted a sitting area in that side for the pool with windows down that side. He also stated that 90% of that will be storage according to the owner. Allan Strickland confirmed that the owners were wanting to sit inside of the building in the a/c and watch the kids in the pool. Jerry stated that the owners already have a 10x10 screened porch on the rear of the house and that he already installed the pool.

Chairman asked if there were any other questions. Trinni asked for Jerry to clarify the sq footage of the building because the paperwork was not exact. Jerry stated that the widest he can go and still fit is 32 ft wide so it will not be larger than 1280 sq ft. Allan Strickland confirmed with him that how the building will be in there will meet setbacks and that he was not asking for a variance for setbacks. Jerry confirmed that it will be within the setbacks and will still have 50-60 ft to the rear of the property.

Chairman McCall asked Trinni if their office was contacted. Trinni stated that no one had contacted them about this, but the contractor had already contacted everyone first. Jerry stated that he went door to door and asked all the neighbors first. He also stated that the owner just paid for a \$600,000 home and so he was not going to build him a building that did not look good alongside that. Allan Strickland asked for clarification that the code will not allow anyone to live in the camper. Trinni confirms that campers cannot be lived in unless it is in a designated campground. She also stated that his zoning of R-10 does not allow for an accessory dwelling so even if you referred to the camper as an accessory dwelling, that was not allowed either. Allan Strickland clarified his question by asking an example of if relatives were to stay in it over a holiday and if that was allowed. Trinni stated that they are not supposed to do that either, but if it is not reported, then they would not know. Jerry stated that he did not think that it is a very large camper so he did not think anyone could live in it.

Chairman McCall stated if there were no other questions, if someone would make a motion. John Hogan made a motion to grant request as presented sighting criteria D and criteria G. Motion was seconded by Allan Strickland.

Vote Unanimous 4-0. Variance Passed

### **OTHER BUSINESS:**

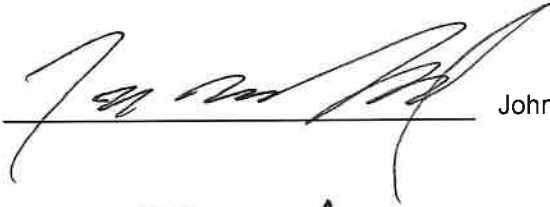
### **ATTENDANCE:**

Nancy Hobby absent for surgery, Victoria Copeland and Marian Ramsey absent for business

### **Minutes:**

Chairman stated that minutes were sent out and asked if anyone needed any changes. Called for a motion to accept. Motion made by Allan Strickland to accept. Motion seconded by Nathan Brantley. Vote Unanimous 4-0. Minutes Accepted.

Meeting adjourned at 3:02pm



John "Mac" McCall, Chairman

5-7-24

Date