

MINUTES

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

Tuesday May 7, 2024, 2:30 p.m.

MEMBERS PRESENT

John “Mac” McCall
Nancy Hobby
Marion Ramsey
Dr. Samuel Clemons
Allan Strickland
Nathan Brantley
Victoria Copeland

MEMBERS ABSENT

John Hogan

STAFF PRESENT

Lauren Hurley
Margaret Torres
Trinni Amiot

VISITORS PRESENT

Chad Arrendale (Business Owner/Anderson Power)
Scottie Orenstein (Contractor)
Jason Davenport
Ricky Roberts (Contractor)
Phyllis Johnson (Property Owner)

CALL TO ORDER

John “Mac” McCall

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

City Of Valdosta Case:

VAR-2024-07 CL Arrendale Investments LLC (403 Barfield Dr)

Lauren Hurley steps to podium and presents case VAR-2024-07 for request by CL Arrendale Investments LLC for a Variance to LDR Section 214-1 as it pertains to setbacks in C-N (Neighborhood Commercial) Zoning District. The subject property is located at 403 Barfield Dr in Valdosta (all or part of Tax Parcel 0111B 119). Lauren presents aerial of property and

surrounding property. Applicant is requesting 14 ft variance for rear setback which would leave them a setback of 16 ft. In the C-N zoning district, the rear setback standard is 30 ft. The applicant is proposing an addition to the side and rear of approx. 1960 sq ft and will need an additional 14 ft into the set back.

Chairman McCall clarifies that the adjacent property is zoned C-H and asks what the setbacks are for it. Lauren states that the side setback for C-H is zero and the rear setback is 12 ft. Chairman McCall states that if this property were zoned C-H, then they would not need a variance at all. Lauren states that is correct. Chairman McCall then asks if there are any other questions for staff and asks the applicant to step to the podium.

Scottie Orenstein steps to the podium and states he is there representing Mr. Arrendale with Anderson Power who is the owner/occupier of the business. They are a Generac dealer who has a growing business and looking to expand at their current location to build storage for the generators. They have looked at other options but feel that they do not want to move locations and also do not want to shut down their business in order to move to another location. Mr. Orenstein asked for consideration of the surrounding properties being C-H. He also stated that they did not want to go through the rezoning process and be viewed as skirting the system in order to get what they are requesting.

Mr. Strickland asked how long they thought it would be before this expansion would no longer be sufficient and they would be looking to expand again.

Scottie stated that they had discussed this with the client and the expansion would simple be for racking to store the generators and that they felt like this expansion would be ample storage and that they would not be looking to expand again in the future.

Chairman McCall asked if anyone had contacted Roger Budd's office to see how they felt about an expansion. Lauren stated that Roger Budd's office had contacted Zoning, but only to see what the variance was and did not voice any opposition. Scottie stated that they had not heard any objections from their office. Chairman McCall then asked if there were any other questions for the applicant and if the zoning office had been contacted by anyone in opposition. Lauren stated there had not been.

Chairman McCall called for a motion. Mr Strickland made a motion to approve the variance as presented with a 16ft maximum setback. Dr. Clemons seconded the motion.

Vote Unanimous 6-0. Variance Passed

Lowndes County Case:

VAR-2024-05 Phyllis Moore Johnson (2852 Carroll Ulmer Rd)

Trinni Amiot presents case for the request for a variance to Table 6.03.03 of the ULDC as it pertains to Potable Water System Requirements and Section 6.03.04 as it pertains to the Sanitary

Sewer Systems Requirements in the R-A (Residential Agricultural) zoning district (Tax Map 0168 Parcel 148). The applicant is requesting a variance to connect to County water and sewer within 1000 ft buffer. Trinni stated that anytime you are within a 1000 buffer you are required to connect to County water and sewer. She stated that the property was divided by survey in 2018. The property was bought in 2023 and references that survey It shows the location of the water line which is within about 300-600 ft. Trinni stated that she spoke extensively with County Utilities about this and that she was told the cost to connect to the County connections is approximately \$25,000. She also stated that according to the Lowndes County Health Department that the cost for well and septic is approximately \$20,000-\$22,000 which is comparable in price to County connections. She stated that the County recommends denial for the variance.

Nancy Hobby asked what kind of water supply did the house on the corner, which is next door to this property, have. Trinni stated that she believes it is a smaller line and that the property next door started the construction of their water lines without permits. That property was allowed to finish connecting the smaller line. She also stated that the County is willing to upsize the size of the line with no cost to the applicant to serve future development down Carroll Ulmer and Loch Laurel. She stated that the applicant would only be required to pay “X” amount to connect to water and sewer and that the County would upsize for better water pressure.

Nancy Hobby asked for clarification on what “X” amount is and what the customer would be paying for. Trinni clarified that they would be paying for water and sewer to be run to their property.

Chairman McCall clarifies that the customer would be paying for a line size only to serve water to their home and then the extra cost to upsize the lines, the County would chip in for that. Trinni verified that was correct.

Dr. Clemons asked what the two costs were. Would they be for paying for the line and also for upgrading the lines? Trinni reiterated that they would only be paying for County water and sewer, or they would be paying for well & septic. She stated that they would be paying to connect a smaller line and the County would upgrade the line to a larger line for future growth.

Nancy Hobby asked if they would be required to connect all the way back to Napa Dr. or can they go to the next-door neighbor who has the smaller line and the County will fix everything? Trinni stated that they would go back to Napa Dr. because that is something that the County knows for sure, and they put in and inspected so they are comfortable with it. Dr Clemons asked for clarification that the reason they would have to go all the way back to Napa Dr is that they had started construction of the lines without permits. Trinni verified that information is correct. She stated that they inspected what they could but did not make them dig it all up after the fact, but it is a smaller line.

Nancy Hobby stated that Trinni had said “X” cost and asked if there was any kind of ballpark figure for connecting. Trinni stated that she thought everything out there was about \$20,000-

\$25,000 for well and septic or connection to County Utilities. She also stated that it does not have to be a water/sewer contractor, just a utility contractor so that could cut down on the cost from what she is told.

Dr Clemons asked if the applicant is building their own house or is a construction company building it? Because Trinni had stated that they had started construction without permits. Trinni clarified that was for the house next door, not the proposed by the applicant. Nancy Hobby clarified that it was the house on the corner before they got a permit.

Chairman McCall asked if there were any other questions for staff. Nathan Brantley asked what they would have to do to tie into sewer and asked for clarification that was just for water. Trinni stated they would have to do the same thing. Nathan asked if it would gravity flow or would they have to put a pump in? Trinni stated that at most they would have to have an E-1 system. Nancy Hobby asked for clarification because she did not understand what Nathan was asking. Nathan clarified that he was asking if the sewer would flow naturally or would they have to pump it. Nancy asked if that was for well and septic? Trinni stated that sometimes you have to install what is called and E-1 which gives the line a little boost.

Nancy Hobby asked if they were basically talking the same cost for well & septic tank verses hooking back up all the way to Napa Dr. and then the County upgrading the line? Trinni stated that was her understanding.

Chairman McCall asked if there were any other questions for staff. Then he asked if the applicant or applicant's representation wished to address the board.

Mr. Ricky Roberts stepped to the podium. He stated that he is representing Mr. and Mrs. Johnson. He stated that when the owner's bought the property, they inquired about the availability of County water and sewer and was told that it was available but was not told that they would have to incur the cost to bring that main across 2 roads to boar across Naple Lane and Carroll Ulmer. He stated that that cost is between \$25,000-\$30,000. He stated that the cost of the well and septic tank is approximately between \$12,000-\$15,000. He also stated that after they pay for boring under the road, that they would also have to pay the tap fees which is \$5700 for the E-1 tap fee and the curb stop so it would be around \$32,000-\$33,000. Chairman McCall asked what line size this is based on. Mr. Roberts stated that is based on the 3/4" line size and 2" line to the E-1 which is a tank with a sump pump that pumps to the main sewer line. Chairman McCall stated that \$35,000 is his quote for the line size to serve just that home. Mr. Roberts stated that that is just the typical County size. He clarified that that is for boring under 2 roads and tap fees for both that they would have to pay in the County. He stated that the owners would rather connect to the County if they would bring water and sewer across the road like they had said they would do to service that side. He stated that they do not want a well and septic tank, but they also do not want to pay \$35,000. He said that a deep well is around \$10,000 and a conventional septic tank is around \$5,000. Nathan Brantley asked if they have plenty of land as far as Health Department is concerned. Mr. Roberts that they have 3 acres. Nathan Brantley asked what is required for a septic tank. Mr. Roberts stated that 2.5 acres are

required in the County. He stated that the owners are waiting on this, that they bought this piece of property a year ago and they are waiting to sell. He stated that they have been in this process for 3 months. The owner is ready to go. He reiterated that if the County would come across Carroll Ulmer and service the line, they would gladly tie into it and give the County revenue every month. He stated that they do not want to incur the cost of \$35,000 to tie into that main and then the County comes and ties into the line that they paid for and goes on down the road. Nathan Brantley asked if the lines were already there, what it would cost them to tie in. Mr. Roberts stated that it would be \$5,750 which is \$4,000 for the E-1 and \$1,750 for the tap fee. Nathan asked if that is for water and sewer. Mr. Roberts confirmed that it is. He stated that he pays those fees 2-3 times a month when he pulls permits.

Nancy Hobby addresses Trinni and asked if there is a timeline for when the County is going to run water lines down Carroll Ulmer. Trinni stated that there is not one at this time. She stated that future growth is a global term that they use because they look at where they think growth is going to be. Mr Roberts again states that the client would be more than happy to pay those tap fees but only if the County would be willing to bring those lines across. But for the sake of time, they are tired and ready to build their house.

Chairman McCall asked if there were any other questions for the applicant. Allan Strickland asked how big of a headache would it create if they table for 30 days for the first meeting in June to see if they can get a better answer out of the County as to if they are going to do this soon or later. Mr Roberts stated that it would be great if they would allow him to go ahead and let him pull permits because they around going to need water and sewer regardless. He stated that it will be 3-4 months before they have to tie into the system anyway. Allan Strickland stated that he did not know whether or not they could get a commitment from the County of could they do it in 90 days so that they could tie in when the house is relatively finished. Mr. Roberts stated that as far as the cost of them having to boar under two roads and then the County tying into the line that they paid for doesn't seem fair. Nancy Hobby and Allan Strickland both stated that they agree. Allan Strickland stated that he agrees and that is why he is trying to figure this out. He then asks what kind of regulations if any are they faced with if they grant the variance and install a well and septic tank when those lines come across, are they going to have to turn around and have to tie in? Mr. Roberts stated that they would gladly pay a tap fee of \$1,750 if that ever comes. Allan Strickland asked if they would be able to tie in water and not sewer. Mr. Roberts stated that he thought they could, but only if the sewer is not available. Allan Strickland clarified his question stating that 18 months-2 years from now if they come in and run the lines, will they make the customer tie in and then they lose whatever they paid on the well and septic. Scottie Orenstein and Chairman McCall stated that only if the well or septic fails would they be made to tie in at that point, but not just to make them tie in just because it is there. Scottie stated that only if they have to get a permit through the Health Department would they have to tie in to water and sewer. Trinni stated that in order to keep well and septic at that time, they would then need to get a variance not only from the Health Department, but also through the County.

Mr. Roberts then stated that concerning the house next door, the homebuilder's father was a utility contractor and he did the boring and tied in the main himself, not the County. He stated that he has a 1" line going under the road tying to his house. So you would still have to bring a main across and down Carroll Ulmer.

Chairman McCall asked if there were any other questions for the applicant. He then asked if there was anyone else who would like to speak in favor of the case.

Phyllis Johnson steps to the podium and stated that she is the owner of the property and that they were told when they purchased the property that they could tie into the neighbor. She stated that she talked to several people and were told that. She stated that they said that they were not going to purchase the property if they could not tie into the neighbor. She stated that they even called someone who was over water possibly named Stanley and spoke to him 2-3 times and was told that they could tie into the neighbor and now they start the process of getting a builder and getting everything set only to be told that they had to wait. She stated that they are ready to start building. She also stated that they would do whatever has to be done to build the house.

Chairman McCall asked if anyone had questions for the applicant. He then asked if there was anyone else in support or opposition of the case. He asks Trinni if her office was contacted. She stated it was not.

Chairman McCall calls for someone to make a motion. Nathan Brantley makes motion to approve variance as presented siting criteria D. Nancy Hobby seconds the motion. Chairman McCall calls for a vote.

Vote is unanimous 6-0. Variance passed.

OTHER BUSINESS:

ATTENDANCE.

John Hogan absents. Unexcused

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 Dr Clemons. Vote 4 in favor, 2 abstained. Minutes Accepted.

Meeting adjourned at 2:59pm



John "Mac" McCall, Chairman

6-4-24

Date

