

MINUTES

Valdosta-Lowndes Zoning Board of Appeals
Valdosta City Hall Annex Multi-Purpose Room
300 North Lee Street, Valdosta, Georgia
June 6, 2023, 2:30 p.m.

MEMBERS PRESENT

Nancy Hobby
John "Mac" McCall
Allan Strickland
Dr. Samuel Clemmons
Victoria Copeland
John Hogan
Nathan Brantley
Marion Ramsey

MEMBERS ABSENT

N/A

STAFF PRESENT

Lauren Hurley
Trinni Amiot
Denada Mckenzie

VISITORS PRESENT

Mac Mackey
Bill Holland
Clayton Milligan
Dana Briening
Johnathan Irvin
Chanita Irvin
Kierra Irvin
Devon Kirkland
Chris Maddox
Mel Rapplelea

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:

Let me call this April meeting of Valdosta, Lowndes County Zoning Board of Appeals to order. Everyone in attendance will sign in on the sign in sheet at the back of the room. Before we begin, I will explain the process for the meeting. I will call each case by the case name and case number. The city or county representing staff will come to the lectern to present the facts of the case. After the presentation, the board may ask questions from the 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

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case. Finally, we will move to hearing 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 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. 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 will decide. If we do not feel that the necessary information is available to decide today, then we may decide to table the case for the next meeting. Please be aware that this board is here today only to address variance applications to the Zoning Code for Lowndes, County, and the City of Valdosta. This board has been given the power to decide. We cannot and do not have the power to address any other matters that are not covered by the Zoning Code of Lowndes County or the City of Valdosta. We will move to hearing from hearing the first case. VAR-2023-02, Mac Mackey.

CITY OF VALDOSTA CASES:

APP-2023-02: Mac Mackey

Lauren Hurley

Good afternoon. Our first case today is one that we had an appeal on in December that was tabled. Now we are moving on to the variance. This is a variance requested. LDR Section 210-3 (J)(2)(ii) as it pertains to the urban commercial corridor district, exterior building materials in the highway commercial zoning district. The subject property is located at 3111 North Oak Street Extension. The property currently contains a commercial business, the SL Sausage Company. As you all may have seen lately, it is open. The property is in the Urban Commercial Corridor Overlay District. The overlay district is supplemental to the underlying zoning district classifications established in the City of Valdosta land development regulations governing all properties and permits. The provisions shall be imposed in addition to said underlying zoning regulations and other ordinances in the City of Valdosta. Chapter 210-3 (D) outlines activities that are exempt from the development requirements of the Urban Commercial Corridor Overlay District construction, rehabilitation, restoration, repair of non-residential structures, interior renovations or interior finishes within an existing structure, or in addition to an existing nonresidential structure that was permitted prior to the enactment of the Section and shall not be subject to the provisions of the urban commercial corridor overlay District, provided that such construction is on the lot of record and does not affect a change of more than 20% of the existing gross floor area or permitted structure of 2000 gross square feet, whichever is less. So, in this case, they did a complete rehaul of what was there and changed their storefront. The location in an aerial and there's the zoning map as you can see it's in a Highway Commercial in the Urban Commercial Corridor Overlay district. Metal siding on wall surfaces facing plainly visible from a street or customer visitor parking lot. Metal siding components that are clearly decorative and incidental to the wall or building are not

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included in the provision, so metal siding is prohibited in the Urban Commercial Corridor Overlay district. That is the parts of what you have in your packet that pertains to this case in the Urban Commercial Corridor Overlay district. As you can tell, this is from back in December when we heard it the first time as an appeal and they have made quite a lot of improvements just by the paint color, so it looks different from December to now. There you can see another image from the parking lot to the side and further back, which is what people on a public street would be able to. I would argue from there that it's hard to tell what material that is. Photos in your packet to show the difference in the improvements. We found this, even though it looks much better, inconsistent with the variance review criteria. Our recommendation is to deny the variance request.

Chairman McCall

My understanding is the only reason we're really hearing this is just simply because it can be seen from the open parking lot next door.

Lauren Hurley

Right. And that it is plainly visible from the public right away.

Chairman McCall

So, this doesn't affect anything on the backside of the building or anything like that. But yes, it does look much better.

Nathan Brantley

The request for a variance is the side, not the front.

Lauren Hurley

Right. The front is completely fine. Their facade meets the standards. And the side is visible from the streets and parking lots.

Chairman McCall

Was there any complaints or anything in the calls?

Lauren Hurley

None at all.

Chairman McCall

Any other questions for staff? Thank you. Would the applicant or the applicants representation wish to address the board?

Jimmy Cone

My name is Jimmy Cone. My office is located at 1804 Plumb Street. I'm here on behalf of the applicant who is here in the audience with us, Mac Mackey. Be glad to answer any questions, but just a couple of

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things. The metal siding is existing, and we feel like that we've done a tremendous amount of improvement, changing the paint color, and I think it just looks a whole lot better than what it did. So, we're just asking for a variance. It would be extremely difficult because there was just a ton of conduit and different things on that exterior wall and panels and just on and on. It would be a very expensive and very difficult thing to change that to a wall with a different material. You can't just go there and put something on top of the metal siding like you can do sometimes. So, it'll be very difficult. We're asking for a variance to allow us to keep the painted metal siding as you see it today. I'd be glad to answer any questions. Any questions?

Chairman McCall

Thank you, sir. Thank you. Anyone else here in support of the case? Anyone here in opposition to the case? I think I already asked. Your office was not contacted.

Lauren Hurley

No sir.

Chairman McCall

Unless there are any other questions or comments, would someone care to make a motion?

John Hogan

I'll make a motion. I'll make a motion that we accept the variance request as presented.

Marion Ramsey

I'll second.

Chairman McCall

We have a motion second. All those in favor? It is unanimous. Thank you, sir.

Mac Mackey

I have a few thoughts I would like to add.

Chairman McCall

Sure, absolutely.

Mac Mackey

In response to this and that's what where to the extent I'm sure you are. But this is what is happening with metal with products now and metal siding (hands out pamphlets for metal siding).

Mac Mackey

Yes, sir. We've already commented, and we've talked to the board about them addressing the issue of metal siding.

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Chairman McCall

Thank you.

Chairman McCall

Right, we will move on to the second case of the day, APP- 2023-03, Little Angels Preschool and Childcare Center.

CITY OF VALDOSTA CASES:

APP-2023-03: Little Angels Pre School and Childcare Center.

Lauren Hurley

Your next case is Little Angel's Preschool and Childcare Center. They are asking a variance to LDR section 230-9 (E)(6)(a) as it pertains to variable message boards and an open message O-P (Office Professional) zoning district. The subject property is located at 512 North Barrack Obama Blvd, and you can see it here in the photos. The property currently contains a commercial daycare business. The daycare currently has a sign but is requesting a replacement sign that is a variable message board. The property was approved as a planned development back in 2021. Approval was granted for a mixed-use childcare and school facility with a split zone, the front that is facing North Barack Obama Boulevard and single family residential in the back. Most of the daycare facility remains in the O-P portion of the site. There was a condition on their planned development that permanent freestanding signage on East Adair Street across our access point shall be unlimited and limited to a maximum of 3 feet in height and 6 square feet in the area. This sign is not on East Adair. I just wanted to make that clear in the minutes. The sign that is requested is located on North Barack Obama Street frontage measuring 19.84 Graphics Square Feet. You can see here their direct adjacent neighbors. In the front is the parking lot of the old Crackin Goods Company. And then that parcel down the next to that or south of the parking lot is a church. This sign will be directly across the street from a vacant parcel and a church parking lot. You can see there how it's the yellow square is PD, that's plan development. But you can also see across from there, it's fully industrial zoning district. Some O-P that has remained there for that church property as well. This is an example of the structure. I don't think this is exactly the structure because the graphic square feet that will be on this sign is 19.84 square feet. In an O-P district, monument signs are allowed with a maximum height of eight feet and a maximum sign area of 36 square feet. The proposed sign is under the allowed maximum measurements. Variable message boards are only permitted in C-C, which is community commercial and C-H highway commercial zoning districts. They report the need for the variance. It is worth noting that the sign, like I said, will be directly across the street from a vacant parking lot of a Church. Variances are intended to relieve situations in which strict application of their regulations prohibit reasonable development of the usage of the property. But as our ordinance states, on

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variable message boards are only allowed in commercial zoning districts. So, staff is finding this inconsistent with the review criteria and we recommend denial for this case. However, like I said, they are not across the street from any residential zoning districts. You will see this sign when you go up and down North Barrack Obama Boulevard, which is why that condition was put on the plan development for the East Adair Street frontage and not for the frontage on North Barrack Obama Boulevard.

John Hogan

Do you know the size of the existing sign?

Lauren Hurley

I do not but it is under what's allowed as well.

Chairman McCall

But the existing sign is a dual face, and this will be a single face sign?

Lauren Hurley

It will be a dual face sign in the same location.

John Hogan

What was your recommendation again?

Lauren Hurley

Denial. Simply because it's not in the commercial zoning district.

Marion Ramsey

Then you were saying relocating on Adair Street?

Lauren Hurley

No, the condition of the plan development, one of the conditions was that any sign that's on this East of Adair Street, be unlit I just wanted to make it clear that this sign is not going on the East Adair Street side, it's going on Barrack Obama.

John Hogan

The place just to be clear, it's replacing the existing sign that's already there and going in this place, right?

Lauren Hurley

Yes.

John Hogan

Okay. So, it won't be two signs, it'll be the same sign.

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Lauren Hurley

It will be the same area as the existing sign replacing the existing sign.

Chairman McCall

Any other questions for staff? Thank you. Would the applicant or the applicant's representation wish to address the board?

Johnathan Irvin

Just to add on what you said, that sign that I'm proposing to put there would be the exact same height. It's not going to be in the bigger or smaller. So it's going to take the place of that existing sign.

Johnathan Irvin

Questions about it, I'll be willing to answer.

John Hogan

For me, that's that explanatory. I got you on that. That makes sense.

Chairman McCall

I'm sorry. Name and address for the record?

Johnathan Irvin

Johnathan Irvin 4831 McGoogle Rd.

Chairman McCall

Thank you, sir.

John Hogan

I got one more question. But do you all have a desire right now to put a sign on the East Adair side at all?

Johnathan Irvin

No, that's what's the residential on that side. That's just an exit on that side. Got you. All the traffic comes in on Forest and it drives around the building and they sit on their street.

Chairman McCall

Anyone else here in support of the case? Anyone here in opposition to the case? Was your office contacted? Okay. Unless there's any other comments or questions, but someone care to make a motion?

John Hogan

I'll make a motion. We grant the variance request as presented citing all the final criteria.

Chairman McCall

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Okay, we have a motion. We have a second?

Nancy Hobby

Second.

Chairman McCall

We have a motion and a second. All those in favor? It is unanimous. Thank you, sir. All right, we'll move on to the next Lowndes County case, VAR- 2023-13.

Lowndes County CASES:

VAR-2023-13- Arglass

Trinni Amiot

Good afternoon. The county has two cases this month. The first one is VAR 2023-13, which is for Arglass. To put it simply, and then I'll read my staff report, Arglass needs a second furnace. The only way for the bank lending officer, to support that is for it to be on its own parcel. What they're suggesting is to create a second parcel, put the furnace on that with zero lot lines, and then it'll meet the requirements of the lending company. It's on M-2 surrounded by E-A. Those black lines are the current parcel lines. Now, those will be reconfigured. The expansion of the Arglass will more than double the footprint of the existing facility and includes the second furnace. The lending agent requires that the furnace is on the side of the parcel. To maintain efficient operations, the new expansion must be connected to the existing facility and the variance request is for zero lot lines between the two tracks. It looked like this. The blue is the new track, but because of the location of the furnaces, they're asking for zero setbacks for the exterior of track two and interior of track one. We've had many, many talks about this and Clayton knows way more than I do. But because of the way they're going to set these new property lines and furnaces is going to impact the existing infrastructure. Those setbacks will come down to zero lot lines. Overall, staff is supportive. I think that the new furnace is supposed to be a little quieter, and the only complaints through the years that we've gotten about Arglass has been about noise. I think this is going to be a better use of the by the machinery. The new parcel line, I took the buildings out and the new parcel line is completely visible. That 80-foot set back that you see along the sides, those will remain 50 or 80, those will stay. It's just all related to that interior new parcel. Staff recommendation is approved.

Chairman McCall

Any questions for staff? Thank you. Would the applicant of the applicant's representation, which address the board.

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Clayton Milligan

Clayton Milligan, 3998 Inner Perminter Road. Here on behalf of Arglass, and we have representatives from the company here as well. It is straightforward. To support the expansion, we need zero-foot setbacks on any of the lines between the two parcels. I'd be happy to answer any more questions anybody has related to this.

Nathan Brantley

Really just driven by the banking requirements, right? Correct.

Clayton Milligan

But as you said, nothing around that. All the outside of the setbacks will remain the same. So, from a practical standpoint, the overall facility is still feeding off the accounting requirements. Right now, there's a 40-acre track that goes on the left-hand side of what you're looking at. So, it looks like that now.

Chairman McCall

Questions for the applicant?

Nathan Brantley

I would make one just to make sure, so we don't get whenever a motion is made if we cannot make it site plan specific. So, there's still design going on for this building to move 5 feet one way or 10 feet.

Chairman McCall

But we're not talking about completely redeveloping this.

Nathan Brantley

No, I just didn't want to, if possible, we would have to get tied into that exact layout.

Trinni Amiot

I have a recommendation for approval in the packet that doesn't tie it to any specifically dated site plan, but it does talk about the tract. So, if the recommendation is for approval, that would be my recommendation.

Chairman McCall

And we read that and we're good with that wording.

Chairman McCall

Since this is totally an aside, it's just something, since you are expanding, you're not required to hold all your water on the same side as what you're building on. Do we need to do anything to address that?

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Clayton Milligan

If I'm not mistaken, there might be some stormwater easement that got put in place. That can be done outside of this. It would be like a master's regional storm water facility for a park, but this is its own private park.

Chairman McCall

Any other questions for the applicant? All right, thank you. Anyone else here in support of the case? Anyone here in opposition to the case? Was your office contacted?

Chairman McCall

If there's any other questions or statements, would someone care to make a motion?

Allan Strickland

I'll make a motion to approve as presented with the wording that is already in the paperwork to satisfy staff.

Chairman McCall

We have a motion. We don't have to cite criteria, right?

Trinni Amiot

No.

Chairman McCall

We have a motion and a second.

Nancy Hobby

Second.

Chairman McCall

All those in favor? It is unanimous. Thank you. All right, we'll move on to the last case. case of the day, VAR-2023-14.

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Lowndes County CASES:

VAR-2023-14- Frontline Waterworks

Chairman McCall

This is the one that we discussed. They don't know if they're going to have everything together. So, this is the one that they requested table.

Trinni Amiot

Var-2023-14, Frontline Waterworks. It's located in 4352 Loch Laurel Road, Valdosta, Georgia that I provided an analysis for a signage in December of 2022. May 10th of this year, they submitted a sign application, and we approved the things that we could. Then they came back around and asked for a variance. I'll go through that. These are all the signs that they want, and these were approved. Some of them are vinyl readings on the door. You can have one sign on your building. Those were approved. Then they asked G the freestanding sign (exhibit a map with signs labeled). That one was fine. H is the little directional sign. That one was fine. All that was submitted properly and approved. This is what one of the signs will look like. There are two buildings out there. So, this is what one will look like. That was approved. That one was approved. Those are vinyl readings. You can see them on the door. That one was approved. That one was approved. That's what they want. A sign on the opposite side of the building which faces I -75. On that same side of the building, they have a double stacked sign advertising their business. Ultimately, staff feels like they have ample signage to meet their needs and recommend denial.

Allan Strickland

That sign is considered to be an on-premises advertising sign.

Trinni Amiot

It's right in their yard.

Allan Strickland

Right.

Nathan Brantley

Is that one there? Is that one approved already?

Trinni Amiot

I never got an application for it, but you can have so many signs per frontage down. It has been there for years.

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Nathan Brantley

Is that one in the middle of the property? It's to the northwest of where the south of it? It's right kind of like where you see it. Right above the D?

Trinni Amiot

Yeah. I feel like they've got a ton of signs. I don't know that there's a need for a second wall sign.

Chairman McCall

Any other questions for staff? There's also the question of whether we need to table this or not and give that opportunity to show up and address it. My understanding is there were some other outstanding issues here.

Trinni Amiot

They started work on that. They have not finished work on that.

Chairman McCall

They started as in since work session they started work.

Trinni Amiot

Yes. They've turned in their application for a business license. They've been in business since January of this year. They've turned in their application this week. They indicated that they thought their EMS plans had already been submitted, which if they were, we didn't get them. They turned those in, and Mr. Fletcher had eight items in response to that, in addition to \$500 in fees for that E&S. We have also, since they turned in, discovered that these large oak trees that you see, like where D and 5G, those were removed without a permit. That's exterior to the sign application request. But that's what's also going on property.

Chairman McCall

Okay.

Marion Ramsey

It would have been difficult for them to get a permit without a license. It's a little bit tricky. I think they just did it.

Trinni Amiot

The county has that one-to-one tree replacement, and those are some relatively large oak trees. They haven't gone through. They either couldn't have taken it down or they would have to replace it with additional trees. And that didn't happen.

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Chairman McCall

All right. Well, was your office contacted about this?

Speaker 1

No.

Chairman McCall

All right. Well, unless there's any other comments or questions for someone here to make a motion to either table or to deal with the application.

Dr. Samuel Clemons

I'll make a motion that we table this to the next.

Chairman McCall

Okay, we have a motion to table.

Marion Ramsey

I have a question. I know it's open motion. But are there several sessions that we could table?

Chairman McCall

When we table it and if they're not here next time, we must deal with it.

Trinni Amiot

We recommend the tabling through the work session, but they started work on these things. Ultimately, my recommendation has always been denial. This is the first time this one's come.

Marion Ramsey

I second the motion to table.

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

Chairman McCall

Okay, we have a motion to second to table. All those in favor? It is unanimous with one abstain. All right. That was the last cases of the day. Everybody's got a copy of the meeting minutes. Does anybody have any changes or corrections? If not, can we get a motion to accept the meeting minutes?

Chairman McCall

We will approve those presented (Approved 7-0)

Agenda Item # 6: Attendance Review

Chairman McCall

All those in favor? It is unanimous for attendance reviews. I think everybody's here, so we're good. Unless anybody has any other business, anything else we need to deal with?

Lauren Hurley

The next GAZA conference is coming up and I have information now to give to you all. It was held last time at Lake Oconee, this time I think it's going to be at Brasstown if anyone would like to go, it was very informative. It's interesting because you get to meet all these administrators from all over the state and get ideas of how it works in other places. So, if anyone's interested, I could send out that information. I have it my budget for one person besides myself.

Trinni Amiot

The county does plan to adopt that first round of dates for our ULDC at the first meeting in July. There's not a lot that will affect this board. But as soon as we have something, we'll email you all.

Agenda Item # 7: Adjournment

Chairman McCall

All right. Unless there's any other business, we are adjourned. Thank you all.

There being no further business, the meeting was adjourned at 3:05 p.m.


Allan Strickland-Vice Chairman

7/11/23
Date