

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room
300 North Lee Street, Valdosta, Georgia

January 6, 2015

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Laverne Gaskins
Dr. Willie Houseal
Satrina Plyler

Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

Nancy Hobby
John "Mac" McCall

STAFF PRESENT

Ted Bilak
Carmella Braswell
Matt Martin
Tracy Tolley

VISITORS PRESENT

Scott Orenstein
Deryl Seckinger

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Chairman Strickland at 2:30 pm and it was determined that a quorum of members was present. Chairman Strickland thanked everyone for coming and reviewed the meeting procedures with those in attendance today.

LOWNDES COUNTY CASES

Agenda Item # 2: VAR-2014-15 --- Deryl Seckinger (8887 Georgia Highway 135 North, Naylor)

Mrs. Braswell stated that the applicant is requesting a Variance to ULDC Chapter 9.01.04(D) as it pertains to re-establishing a nonconforming use. The subject property is located at 8887 GA Hwy 135 North, Naylor. The parcel consists of 1.59 acres and is zoned R-10. The applicant is proposing to relocate an existing residential house on an adjacent parcel to the subject property. The subject property contains an existing residence currently, and used to have a second residence until recent years. The subject property has enough room to accommodate a second residence, and contains two septic systems and one well. The R-10 zoning district does not permit multiple residences on the same lot, no matter how large the lot is. Since the second residence was removed more than 12 months prior, the ULDC prohibits its re-establishment, which is prompting the variance request. In this instance, adding a second residence appears to be appropriate given the lot size. Staff did discuss other options that were available to accommodate the second residence (rezoning, subdividing, etc.) but the applicant chose to pursue the variance. Given that the proposed use was a legally established nonconforming use at one time, and the proposed use will not be incompatible with the neighborhood or adversely affect the adjacent properties, staff recommended for approval of the request with no conditions.

Chairman Strickland stated that Mr. Seckinger wanted to use the second residence as storage, but asked what would happen if he decided to rent the house out? Mrs. Braswell stated that the use would be acceptable, as the County would permit the structure as a residence. Chairman Strickland asked if Mr. Seckinger could rent the house to anyone, or if it had to be a family member. Mrs. Braswell stated it could be rented to anyone. Mrs. Plyler asked for clarification as to whether the existing mobile home was going to be left or if it was going to be removed. Mrs. Braswell stated there was no existing mobile home on the property. Mrs. Braswell showed on the Power Point where the existing house would go, and approximately where the second residence would go. Mr. Alvarado asked under what circumstances that relatives would be required to live in the second residence. Mrs. Braswell stated that stipulation fell under the agricultural zoning, rather than R-10 zoning. Mrs. Braswell stated that there were several options available to Mr. Seckinger, such as subdivision or rezoning, but Mr.

Seckinger chose the variance option. Mrs. Plyler stated that she saw a residence and what she thought was a mobile home to the rear of the property. She asked what was towards the rear of the parcel.

Mr. Deryl Seckinger, 8887 Ga Hwy 135 North, stated that there was nothing on the property except for the existing house and a shed used to process honey. Mr. Seckinger approached the PowerPoint screen and showed the Board where the existing house, and where he wanted to move the second house from and to. He explained that his son had a mobile home there, but removed it at a later date.

Mrs. Plyler asked if the deed was in Mr. Seckinger's name. Mrs. Braswell stated that she had a deed that transferred the property from Mr. Seckinger's mother to Mr. Seckinger and two brothers. Chairman Strickland asked if the Board needed to postpone action until they were able to establish ownership of the property. Mr. Seckinger stated he did own the property. Mrs. Braswell stated they don't have record of Mr. Seckinger's ownership. Chairman Strickland asked if that could pose a problem. Mrs. Braswell stated that it could. Mr. Alvarado stated Mr. Seckinger therefore did not have standing to file an application for a variance. Mr. Seckinger stated he thought he was the owner, and that he paid the taxes. Mr. Alvarado looked at the documentation provided by Mr. Seckinger, and found the quit claim deed from Mr. Seckinger's two brothers to him. Given that Mr. Seckinger's ownership was established, the Board proceeded. Chairman Strickland asked Mr. Seckinger if he had anything else he wanted to share. Mr. Seckinger stated no, he had no other information to share.

Chairman Strickland asked if there was anyone else present who wished to speak in support of this request. There was no response. Chairman Strickland then asked if there was anyone present who wished to speak in opposition to the request. There was no response. Chairman Strickland then asked Mrs. Braswell if there was any public inquiry to her office about this request. Mrs. Braswell stated there had been no response. Given no further discussion, Chairman Strickland asked for a motion.

Mr. Alvarado made a motion to approve the request as presented, citing criteria "d." Mrs. Plyler seconded the motion and it was called and carried unanimously (5-0 vote).

OTHER BUSINESS

Agenda Item #3: Approval of Minutes: December 2, 2014

Mrs. Gaskins made a motion to approve the minutes from the December 2, 2014 meeting. Mrs. Quarterman seconded the motion and it was called and carried unanimously (5-0 vote).

Agenda Item #4: Other Items

(A): Training Opportunities

Mr. Matt Martin explained that there would be opportunities in the near future for "Planning & Zoning" training local offered to local board members, including ZBOA and GLPC. He stated the Carl Vinson Institute of Government (CVIOG) periodically offers training for board members, often in other areas of the state which require travel and additional expense (hotels, gas, etc.) for those in Valdosta and Lowndes County who would like to attend. However, on April 14th and April 15th, CVIOG will be in Valdosta to offer this training. Mr. Martin stated that staff will have more information on this for discussion at the March meeting, but interested members should go ahead and mark these dates on their calendars.

(B): Plaque Presentation—Scott Orenstein

Chairman Strickland presented Mr. Orenstein a plaque in recognition of his many years of service to the ZBOA and thanked him for his knowledge and his service.

Agenda Item # 5: Adjournment

There being no further business, the meeting was adjourned at 3:01 P.M.

_____/s/ Allan Strickland_____
Allan Strickland, Chairman

_____2-3-2015_____
Date