

MINUTES

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

March 3, 2015
2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Laverne Gaskins
Nancy Hobby
Dr. Willie Houseal

John "Mac" McCall
Satrina Plyler
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

< none >

STAFF PRESENT

Carmella Braswell
Matt Martin
Tracy Tolley

VISITORS PRESENT

Rebekah Goodwyne
Robert Goodwyne
David Pipkin
Franklin Vinson

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.

Chairman Strickland announced that the applicant for Agenda Item #4, -- Valdosta case # APP-2015-01 -- had submitted a request to table their request until the regularly scheduled April 2015 ZBOA meeting. Mrs. Gaskins made a motion to table this request until the regularly scheduled April 2015 ZBOA meeting. Mrs. Hobby seconded the motion and it was called and carried unanimously (7-0 vote). Chairman Strickland then stated that no further action will be taken on this item today.

LOWNDES COUNTY CASES

Agenda Item # 2: VAR-2015-02 --- Robert Goodwyne (6881 Wisenbaker Road South, Lake Park)

Mrs. Braswell stated that the applicant is requesting a variance to ULDC Chapter 4.01.03 as it relates to the design standards for a single-family dwelling. The subject property is located at 6881 Wisenbaker Road South, consists of 6.30 acres and is zoned R-1 (Low Density Residential). The applicant got a singlewide manufactured home for his daughter and family, and would like to place it on a new 3-acre separate lot. However, the home does not meet the design standards for the R-1 zoning district. Therefore, a variance to the design standards for single-family homes (width, roof pitch, overhang, exterior siding, and skirting requirements) is being requested. This property, before adoption of the ULDC, had a zoning of A-U (Agricultural Use, 5 acre minimum land area). While the current R-1 zoning allows for a lesser lot size, the current ULDC development standards for single-family residences are more restrictive in R-1 than the previous A-U zoning. The adjacent properties contain scattered single-family dwellings of various types. The proposed singlewide manufactured home does not appear that it would have any substantial detriment to the area, and would blend in with the existing dwellings in the area. Mrs. Braswell stated that staff has worked with the applicant to ensure that the recorded deeds of the subject properties and the recorded survey plats are congruent. Over the years, portions of the applicant's properties have been sold such that the recorded documents do not match. As such, the applicant has agreed to the recommended condition of approval — to submit a survey plat for recording that depicts recent subdivisions accurately. In order not to landlock the potential new parcel, there is the potential of creating a "dogleg" type access to the road. The TRC recommends approval of the requested variance with the condition that prior to the issuance of building permits, the applicant shall submit a survey plat for recording that depicts two lots that will satisfy the provision of the ULDC.

Chairman Strickland asked if this would leave enough frontage to satisfy the ULDC requirements. Mrs. Braswell stated it would and that Mr. Goodwyne needed to remove the manufactured home from the place where he got it from, so he moved it to the subject property without permits, but that the situation could be rectified with the plat and a penalty of paying double permit fees.

Mrs. Hobby asked if the applicant could move the home there by right if the home was a doublewide. Mrs. Braswell stated that was correct. Mrs. Plyler asked if the home was going to be skirted. Mrs. Braswell stated it was going to be skirted, but that the applicant was asking for relief from the requirement of skirting it with the ULDC-required materials other than vinyl skirting, and the applicant desired to skirt it with vinyl siding. Mrs. Quarterman asked that if the property was not zoned R-1 and it was R-A instead, would this particular requirement exist at all? Mrs. Braswell stated that that was correct and that the property used to be zoned A-U, but when the ULDC was adopted the property was rezoned to R-1 because the County felt there was going to be more residential growth in that particular area. Mrs. Hobby asked how common it was for people who were zoned R-A but are currently zoned R-1, to request rezoning to R-A? Mrs. Braswell stated that such a particular request did not occur often, but that variance requests such as the one being considered now were more common.

There being no further discussion, Chairman Strickland asked if there was anyone present who wished to speak in favor of this request.

Mr. Robert Goodwyne, 6895 Wisenbaker Road, applicant, stated he had recently had the property resurveyed. Chairman Strickland stated that a copy of the plat could be placed in the minutes. Mr. Goodwyne stated that taxes had not been changed. Chairman Strickland stated that Mr. Goodwyne may want to talk to the property assessors.

There being no one else to speak in favor of this request, Chairman Strickland then asked if there was anyone present who would like to speak in opposition to the request. There was no response. Chairman Strickland then asked Mrs. Braswell if anyone had contacted her office concerning this request. Mrs. Braswell stated no one had. There being no further discussion or questions, Chairman Strickland then called for a motion.

Mr. Alvarado made a motion to approve the variance request, citing criteria "d", with the condition as requested by staff to submit a plat that meets ULDC regulations. Mrs. Gaskins seconded the motion and it was called and carried unanimously (7-0 vote).

Agenda Item # 3: VAR-2015-03 --- Pipkin's Motors (4140 North Valdosta Road)

Mrs. Braswell stated that the applicant, Pipkin's Motors, is seeking a variance to Chapter 9.01.06 of the ULDC in order to relocate and modify an existing nonconforming sign. The subject property, located at 4140 North Valdosta Road, consists of about 3.5 acres and is zoned C-H. In this instance, there are two legally established freestanding signs which are considered nonconforming. The signs were constructed prior to the adoption of the ULDC. The nonconformity, in this instance, is that the ULDC allows only one freestanding sign per street frontage. The applicant wants to relocate an existing freestanding sign from its current location, approximately 130 feet westward to the corner of their property. The applicant states that the sign relocation will be an opportunity to satisfy their franchisee sign requirement as well as to provide less interference with the existing Lowndes County water lines. Because of the sign's current nonconforming status, the applicant is unable to relocate/change the existing sign without a variance. Staff believes that the proposed relocation and structural changes (going from a double pole to a single pole) appear to meet the purpose and intent of the ULDC and the strict application of the ULDC would create unnecessary hardship. The TRC reviewed the request and recommends approval citing criteria "c" and "g."

Chairman Strickland asked if there was going to be any change in height or size. Mrs. Braswell stated no, there would be no change in size or height, and the only modifications would be location and going from two poles to one pole. Mrs. Plyler asked if the relocation takes care of any issues the sign might have with the County's utility easements. Mrs. Braswell said that it was nothing the County required the business to do, but it does get the sign further away from utilities.

Chairman Strickland asked Mr. David Pipkin if he had anything he wanted to add. Mr. Pipkin, 4140 North Valdosta Road, spoke on behalf of the application as the applicant. He stated the company is requiring a single pole sign now. He said that it will be the same size and height, but going from two poles to one pole and relocating the sign.

There being no one else to speak in support of this request, Chairman Strickland then asked if there was anyone present who wished to speak in opposition to this request. There was no response. Chairman Strickland then asked Mrs. Braswell if anyone had contacted her office regarding this request. Mrs. Braswell stated that Mr. Gary Minchew had called to state he was fine with the request. There being no further questions or discussion, Chairman Strickland then asked for a motion.

Mr. Alvarado made a motion to approve the variance request as presented, citing criteria "d." Mrs. Gaskins seconded the motion and it was called and carried unanimously (7-0 vote).

CITY OF VALDOSTA CASES

Agenda Item # 4: APP-2015-01--- Williams Electric Service & Signs (1616 Norman Drive)

This case was tabled earlier in the meeting, and no further action was taken.

OTHER BUSINESS

Agenda Item #5: Approval of Minutes: February 3, 2015

Ms. Tolley stated she had corrected an error in the spelling of Mr. Robert Dinkins' name in the February minutes, and that this was the only change in the revised copy of the draft minutes she distributed before the meeting. Mr. McCall made a motion to approve the minutes with correction as noted. Mrs. Hobby seconded the motion and it was called and carried unanimously (7-0 vote).

Mrs. Quarterman noted that the City's website still lists Mr. Scott Orenstein as the ZBOA vice-chairman and that the agenda was placed on the City's website today. She asked if the City could place it on the website earlier, that would be helpful. Mr. Martin stated that staff will followup on this with the City Clerk's office who is the keeper of this portion of the City's website.

Mr. Alvarado and Mrs. Gaskins asked if staff could email Board members the pictures taken at the previous meeting with Mr. Orenstein.

Mr. Martin stated that there is an upcoming Planning & Zoning training workshop to take place on April 14-15, in the City Annex Multi-Purpose room. The training on April 14th seems to be more relevant to ZBOA members, and he requested that if members were interested in attending, to please talk to their respective jurisdiction to sign up for this training opportunity.

Ms. Tolley stated that Mrs. Gaskins' term was ending in early May, and if she wanted to be reappointed, she would need to fill out the applicable paperwork with the City Clerk's office. Chairman Strickland asked if Mrs. Gaskins wanted to be reappointed. Mrs. Gaskins indicated she did. Chairman Strickland then asked staff to draft a letter he could sign in support of Mrs. Gaskins' reappointment.

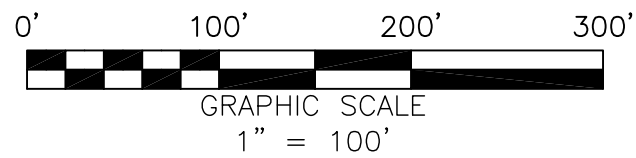
Agenda Item # 6: Adjournment

There being no further business, the meeting adjourned at 2:53 p.m.

/s/ Allan Strickland
Allan Strickland, Chairman

4-7-2015
Date

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	334.83'	65.49'	65.39'	N 49°43'07" W	11°12'26"
LINE	BEARING	DISTANCE			
L1	S 00°23'21" W	11.36'			
L2	N 44°04'13" W	71.99'			



NOTE:
THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT "B" AS SHOWN ON THAT PLAT RECORDED IN PLAT CABINET "A" AT PAGE 3496 IN THE LOWNDES COUNTY PUBLIC RECORDS. SAID PROPERTY IS DESCRIBED IN DEED BOOK 297 PAGE SHOWING ROBERT M. GOODWYNE AS THE PARTY OF THE SECOND PART AND DEED BOOK 575 AT PAGE 065 SHOWING ROBERT M. GOODWYNE AND CAROL L. GOODWYNE AS THE PARTIES OF THE SECOND PART.

UTILITIES NOTE:
NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. HARRIS SURVEYING & ENGINEERING DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.

FLOOD NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0350E, DATED: SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE " X ".

REVISION NOTE:
THIS PLAT REVISES THOSE PLATS RECORDED IN: PLAT BOOK 19 PAGE 11, PLAT BOOK 17 PAGE 139 AND PLAT CABINET "A" PAGE 3496.

- LEGEND**
- I.P.F. = IRON PIN FOUND
 - I.P.P. = IRON PIN PLACED (5/8" REBAR) W/ CAP #3015
 - C.M.F. = CONCRETE MONUMENT FOUND
 - C.M.P. = CONCRETE MONUMENT PLACED
 - G.P.F. = GALVANIZED PIPE FOUND
 - G.P.P. = GALVANIZED PIPE PLACED
 - R.M.F. = RIGHT OF WAY MARKER FOUND
 - P.O.B. = POINT OF BEGINNING
 - P.O.R. = POINT OF REFERENCE
 - = BROKEN LINE NOT TO SCALE
 - P/L = PROPERTY LINE
 - C/L = CENTER LINE
 - R/W = RIGHT OF WAY
 - B.M. = BENCH MARK
 - R.R. = RAIL ROAD
 - N/F = NOW OR FORMERLY
 - = GROUND SLOPE

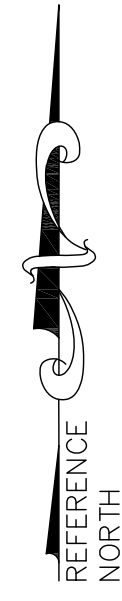
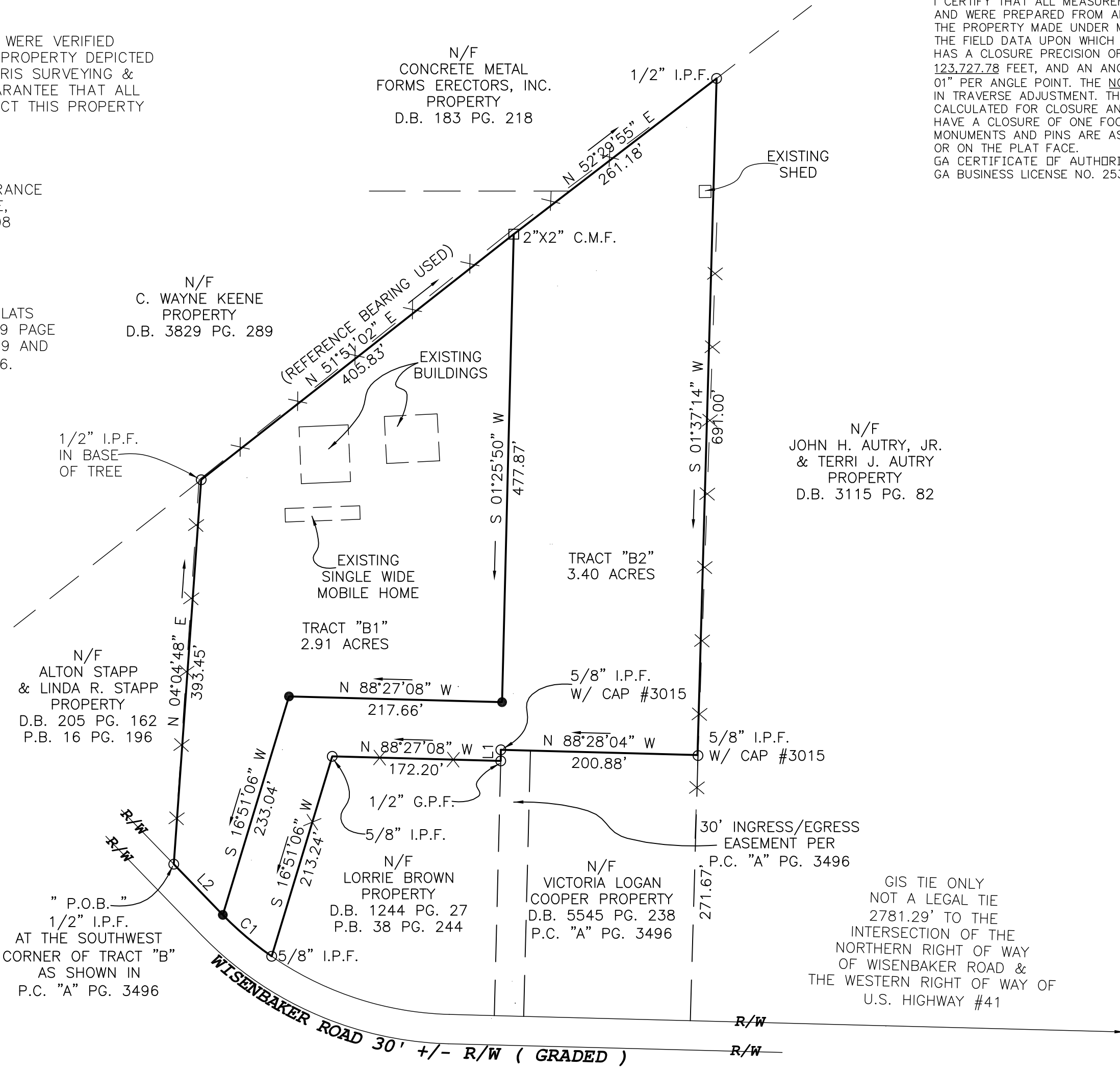
- SURVEY EQUIPMENT USED**
- ☒ LEICA 1203 TOTAL STATION 3 SEC.
 - ☒ 3005W TOPCON TOTAL STATION 5 SEC.
 - ☒ 200' STEEL MESH TAPE
 - ☒ CST, AUTO LEVEL
 - ☒ TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
 - ☒ ALLEGRO CX DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE
 - ☒ CHAMPION TKO GNSS RECEIVER
 - ☒ SCEPTER DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE BASED UPON REFERENCE BEARINGS TAKEN FROM A PLAT BY RODNEY GENE TENERY, JR.

RECORDED: PLAT CAB. "A" PG. 3496

RODNEY GENE TENERY, JR.
GA. L.S. NO. 3015
EROSION & SEDIMENT CONTROL
LEVEL II CERTIFIED DESIGN PROFESSIONAL
RODNEY GENE TENERY, JR. CERTIFICATION # 5256

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 123,727.78 FEET, AND AN ANGULAR ERROR OF 0' 0" 01" PER ANGLE POINT. THE NONE METHOD WAS USED IN TRAVERSE ADJUSTMENT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AN HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN 164,793.05 FEET. MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND OR ON THE PLAT FACE.
GA CERTIFICATE OF AUTHORIZATION NO. LSF 926
GA BUSINESS LICENSE NO. 2534



GIS TIE ONLY
NOT A LEGAL TIE
2781.29' TO THE
INTERSECTION OF THE
NORTHERN RIGHT OF WAY
OF WISENBAKER ROAD &
THE WESTERN RIGHT OF WAY OF
U.S. HIGHWAY #41

THIS IS A SURVEY OF
LAND PARCELS 028 & 030
ON TAX MAP 0225

DATE OF FIELD SURVEY:
02 / 25 / 15
DATE OF PLAT:
02 / 27 / 15

SURVEY FOR:
ROBERT M. GOODWYNE
LOCATED IN LAND LOT 105
OF THE 16TH LAND DISTRICT
OF LOWNDES COUNTY, GEORGIA.

THIS SURVEY HAS BEEN
PREPARED IN CONFORMITY
WITH THE TECHNICAL STANDARDS
FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN
CHAPTER 180-7 OF THE RULES
OF THE GEORGIA BOARD OF
REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS
AND AS SET FORTH IN THE GEORGIA
PLAT ACT O.C.G.A. 15-6-67.

THIS DOCUMENT ORIGINALLY
ISSUED AND SEALED BY
RODNEY GENE TENERY JR.
GA. R.L.S. # 3015 ON
02 / 27 / 15

**THIS MEDIUM SHALL
NOT BE CONSIDERED A
CERTIFIED DOCUMENT**

PREPARED BY:
**HARRIS SURVEYING &
ENGINEERING COMPANY, INC.**
LAND SURVEYING &
CIVIL ENGINEERING DESIGN
IN GEORGIA & FLORIDA
107 E. NORTH STREET
VALDOSTA, GA 31601
PH. 229-244-9735
FAX 229-244-9781
E.MAIL harri613@bellsouth.net

