

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

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

March 1, 2016

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Nancy Hobby
John Hogan III
Dr. Willie Houseal

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

Satrina Plyler

STAFF PRESENT

Carmella Braswell
Tracy Tolley

VISITORS PRESENT

Will Crunk
Steven Register

Agenda Item # 1: CALL TO ORDER

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

CITY OF VALDOSTA CASE

Agenda Item # 2: APP-2016-01---Crunk Engineering

Ms. Tolley stated that Crunk Engineering, on behalf of Greenleaf Hospital, is requesting a variance to LDR Section 222-2 as it pertains to the number of spaces for a hospital. The subject property is zoned Residential-Professional (R-P), consists of 6.35 acres, and is located at 2209 Pineview Drive. The property currently contains a 36,968 sq. ft. facility. The facility is proposing to add a smaller wing consisting of 2149 sq. ft., as well as a larger wing (a two story bed addition) of 22,671 sq. ft, bringing the total hospital space to 61,788 sq. ft. The facility is proposing to add 40 beds to the 73 current beds. Given that the addition is more than 50% of the existing square footage, the LDR requires that the entire facility come into compliance with today's parking standards. With a total of 113 beds, existing and proposed, that would require a minimum total of 283 parking spaces at 2.5 spaces per bed. After renovations, there are a proposed 52 parking spaces to be added, bringing up the total number of spaces to 159. In 2012, the facility was evaluated for compliance with the regulations. The facility was built in 1984 and did not comply with parking or use when the LDR was adopted, but was considered legal nonconforming. The applicant, on behalf of the Hospital Authority of Valdosta and Lowndes County, applied for and received a Conditional Use Permit for a psychiatric and substance abuse hospital in R-P zoning. The facility also received variances related to the supplemental regulations for hospitals, and for parking space dimensions as well as an administrative variance for relief from the minimum number of parking spaces, allowing a minimum of 100 parking spaces rather than a minimum of 125 for a (at the time) 50 bed facility. Staff realized, both in 2012 and now, that the facility does not operate as a traditional hospital. The facility allows in-patient treatment from over-night to as long as several weeks, as well as out-patient treatment for counseling sessions. The facility is a hospital hybrid rather than the true hospital that the current parking regulations are geared for. Given that Greenleaf is a hybrid of a medical office/clinic/hospital, and that the client is adding parking spaces as well as beds, the request meets the intent of the parking requirements of the LDR. Staff also understands that the applicant will be required to meet other pertinent regulations as well, such as landscaping, storm water, and impervious caps when official plans are submitted. Staff found the request to be consistent with the Variance Review Criteria and recommends approval of the variance for a minimum of 159 parking spaces.

Chairman Strickland asked if anyone had questions. Mrs. Hobby asked why there was a requirement of 4.5 spaces for medical offices. Ms. Tolley stated that the parking tabulations in the LDR required 4.5 spaces for medical offices and 2.5 spaces per bed for hospital facilities, and Greenleaf was a combination of the two. Mrs. Hobby expressed a concern that employees may have a hard time finding parking, if they're adding more employees, between existing employees and visitors. Mr. Hogan stated he used to work at Smith Northview hospital, which had approximately

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the same number of beds as Greenleaf is proposing, with less parking, and there was not a problem. Ms. Tolley stated that when Greenleaf went through the processes in 2012, they were owned by the Hospital Authority—and technically exempt from zoning regulations. However, now, Greenleaf is not owned by an authority, and is required to meet zoning regulations, such as parking.

There being no further discussion from the Board, Chairman Strickland asked if anyone would like to speak in support of the application. Will Crunk, Crunk Engineering, 1894 General George Patton Drive, Franklin, TN, spoke on behalf of the application. He stated that, currently, the facility had 73 beds, and 107 spaces, and that after construction, a net of 52 spaces and 40 beds would be added. Mr. Crunk stated that 159 parking spaces would be ample parking for the facility.

Steven Register, CEO of Greenleaf, 4106 Northlake Drive, Valdosta, GA spoke in support of the application. Mr. Register stated that each 20 bed unit would have 2 nurses, 2 mental health techs, and 1 doctor for staffing purposes.

Chairman Strickland stated that since it appeared that there was no one to speak in opposition of the request, he asked if anyone had contacted the office. Ms. Tolley stated no one had contacted the office.

There being no further discussion, Chairman Strickland opened the floor for a motion. Mr. Hogan made a motion to grant the variance request to allow a minimum of 159 parking spaces. Mr. Alvarado seconded the motion. The motion passed with a vote of 6 to 0.

OTHER BUSINESS

Agenda Item #3: Approval of Minutes: January 5, 2016 & February 2, 2016

Chairman Strickland asked if there needed to be any changes to the minutes. Ms. Tolley stated she had made a scrivener's error in the February minutes by not using the correct date, and had corrected that. There being no more changes to be made, he called for a motion. Mr. McCall made a motion for the January and February 2016 minutes to be approved. Mrs. Quarterman seconded the motion. The motion was approved with a vote of 6 to 0.

Chairman Strickland asked if there was any new business or old business to be discussed. Mrs. Quarterman asked if identification cards for members was no longer an option. Mr. Hogan stated he had talked to Mr. Hanson, Valdosta City Manager, about his decision to not allow Board members to have ID cards made by the Police Department. He stated he believed, as a Board member doing a service to the community, he should be able to have an ID card stating his capacity as a ZBOA member. Mr. Hanson expressed a concern about abuse of the ID cards. Mr. Hogan stated he had considered getting an ID made from an office supply store and submitting the bill to the City.

Agenda Item # 4: Adjournment

There being no further business, the meeting adjourned at 2:58 PM.

/s/ Allan Strickland
Allan Strickland, Chairman

April 5, 2016
Date