

# MINUTES

## Valdosta-Lowndes Zoning Board of Appeals

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

June 7, 2016

2:30 p.m.

### MEMBERS PRESENT

Paul Alvarado  
Nancy Hobby  
John Hogan III  
Dr. Willie Houseal

John "Mac" McCall  
Satrina Plyler  
Gretchen  
Quarterman

### MEMBERS ABSENT

Allan Strickland (Left prior to  
meeting starting)

### STAFF PRESENT

Carmella Braswell  
Tracy Tolley

### VISITORS PRESENT

Phyllis Mathis  
Clayton Milligan  
Becky Parr  
Crystal Wilcox

### 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.

### LOWNDES COUNTY CASES

### Agenda Item # 2: VAR-2016-06---Union Springs Subdivision, LLC (Union Road, Hahira, GA)

Mrs. Braswell stated that this is a request for a variance to minimum requirements for a central sanitary sewer system for developments located within a Conservation Subdivision (CS). The subject property consists of approximately 120 acres and is located on Union Road, Hahira, GA in a R-A (Residential Agriculture) zoning district. The property was recently rezoned to RA earlier in 2016. The ULDC provides minimum standards for the development of a Conservation Subdivision (CS), which allows development on lands within the unincorporated areas of the County that have environmentally sensitive characteristics (wetlands, groundwater recharge areas, etc.) by allowing clustering of residential development which leaves the environmentally sensitive area with permanent protection. In this instance, this 120 acre property traditionally can allow parcels with a minimum of 2.5 acres that will potentially allow up to 48 lots/parcels, while under the CS concept, those 48 lots can be clustered and developed at a minimum of 1 acre lots, while permanently protecting the remaining approximate 72 acres from any future development.

In this case, Chapter 4.05.01(D) provides that "the CS shall have access to, or propose to install, a central sanitary sewer system. Or, as an alternative, a shared drain field may be proposed whereby two or more lots have septic tanks which flow to a drain field in a designated common area or open space." The applicant is proposing that each of their lots be developed utilizing an individual septic system because of the lot sizes being of sufficient size. If the soils are suitable, a minimum of 1 acre lot size is typical for a well and septic system as per the Health Department regulations. Therefore, the applicant is requesting a Variance to the requirement to provide a central sanitary sewer system.

The applicant/developer chose to develop this land with larger residential lots. Since the adoption of the ULDC in 2006, this is the second CS development in the county. Staff will eventually amend the ULDC to delete the specific language for CS sanitary sewer systems, the Board of Health is ultimately the governing authority for privately owned sanitary sewer systems. The Board of Health does not support the ULDC's provisions for shared drain field

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systems on individual lots, nor do they support the idea for drain field systems crossing property lines. As such, the TRC reviewed the request and recommends approval, as the granting of the variance will not cause a substantial detriment to the public good.

Vice Chairman Quarterman asked if there were any questions. Mrs. Plyler asked if there would be any central well and septic. Mrs. Braswell stated there would not be a central well and septic. Mr. Hogan asked if there were any other Conservation Subdivisions in the County. Mrs. Braswell stated no. Mrs. Quarterman said a similar variance was granted for a Conservation Subdivision near Skipper Bridge Road, but it was built out as a traditional subdivision instead. Mrs. Hobby asked if they would still have to go through the Health Department for approval. Mrs. Braswell stated yes.

There being no further questions from the Board, Vice Chairman Quarterman asked if there was anyone who would like to speak in support of the application. Clayton Milligan, Lovell and Associates, 3998 Inner Perimeter, spoke on the application's behalf. Mr. Milligan stated they were asking for a variance to allow each lot to have its own septic system, and that each one had to meet Health Department standards.

There being no one else to speak in support of the application, Vice Chairman Quarterman asked if anyone would like to speak in opposition. There being no one, Vice Chairman Quarterman asked if there was any further discussion. Ms. Phyllis Mathis, 6210 Union Road, approached the podium. Vice Chairman Quarterman asked if she wanted to speak in opposition. Ms. Mathis states this property is adjacent to her property, and she is concerned about traffic, and where the wells are going to be. Vice Chairman Quarterman stated that this Board was to hear a variance to the central sewer system requirement, and that Mr. Jason Davenport (County Planner) or Mrs. Braswell may be able to address her questions about where the lots' individual wells are going to be. Ms. Mathis asked how big the lots were going to be. Vice Chairman Quarterman stated an acre.

There being no further discussion or questions, Vice Chairman Quarterman opened the floor for a motion. Mr. Paul Alvarado made a motion to approve the variance from the central sanitary sewer requirements, citing criteria "d." Dr. Houseal seconded the motion. The motion passed with a vote of 6 to 0.

**Agenda Item # 3: VAR-2016-07---ANS Signs/Dollar Tree (4626 Bemiss Road)**

The applicant is requesting a variance to construct a new freestanding sign. The subject property consists of 1.07 acres and is located at 4626 Bemiss Road in a C-H (Highway Commercial) district. In this case, ANS is proposing to construct a new sign cabinet and reuse the existing sign pole, which will be considered a new sign. A variance is needed for the construction of a second freestanding on site sign, as only one is allowed per sign frontage per ULDC Table 5.04.07(E,3). Therefore, a variance is being requested to the number of freestanding signs permitted per street frontage. This stretch of Bemiss Road is located in a Neighborhood Activity Center (NAC) character area of the Comprehensive Plan. The subject property is also within the Bemiss Road Corridor Overlay (COR) district that is designed to supplement, protect, and enhance the movement and aesthetics of major thoroughfares within the unincorporated areas. The proposed sign measures 6.5' x 9' (58.5 square feet) at an overall height of ~21 feet. (The proposed freestanding sign square footage is below the requirement for freestanding signs located in the COR.) The subject property was developed as a commercial center, with three (3) tenant spaces, about 20 years ago; additionally, the subject property contained two (2) permitted freestanding signs that became and was considered legal nonconforming upon the adoption of the ULDC. Ultimately, the TRC reviewed the request and concluded that the reuse of the existing sign was not out of character with the area in general, nor would cause substantial detriment to the public good or impair the intent of the ULDC. Overall, the TRC made a recommendation of approval of the variance request as presented, citing criteria "d" of the standards.

Vice Chairman Quarterman asked if the Domino's and the proposed Dollar Tree were on the same parcel. Mrs. Braswell stated that they were on different parcels. Vice Chairman Quarterman asked who was advertising on the other sign. Mrs. Braswell stated Subway. Vice Chairman Quarterman asked if the other alternative was for Dollar Tree to add a panel onto the Subway sign. Mrs. Braswell stated yes. Mrs. Hobby asked how tall the sign in question was. Mrs. Braswell stated twenty feet. Mrs. Hobby asked how tall the Subway sign was. Mrs. Braswell stated she was unsure, but that the applicant was present and she may be able to answer.

Vice Chairman Quarterman asked if anyone would like to speak on behalf of the application. Crystal Wilcox, ANS Signs, 700 West 9<sup>th</sup> Street, Adel, GA. Ms. Wilcox stated that Dollar Tree bought out Family Dollar, and that when Family Dollar left, they took the cabinet from this particular sign. Ms. Wilcox stated they wanted to replace the cabinet with a cabinet the same sized as was there, and it would be the same height as the Subway sign.

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Vice Chairman Quarterman asked if anyone else would like to speak in favor of the application. No one spoke. Vice Chairman Quarterman asked if anyone wanted to speak in opposition. No one spoke.

There being no further questions, Vice Chairman Quarterman opened the floor for a motion. Dr. Houseal made a motion to approve the variance as requested, citing criteria "d." Mr. McCall seconded the motion. The motion passed with a vote of 6 to 0.

**OTHER BUSINESS**

**Agenda Item #4: Approval of Minutes: May 3, 2016**

Vice Chairman Quarterman asked if there were any edits that needed to be made. There being none, Vice Chairman Quarterman opened the floor for a motion. Mr. Alvarado made a motion to approve as presented. Dr. Houseal seconded the motion. The motion passed with a vote of 6 to 0.

In other business, Vice Chairman Quarterman reminded those who wanted Board IDs to have their picture taken or to email Ms. Tolley a picture.

Ms. Tolley reminded the Board that their next meeting was moved due to the holiday to July 12, 2016.

Mr. Alvarado mentioned that his term was expiring soon. Vice Chairman Quarterman stated she understood that an attorney's appointment was no longer a rotating one. Mrs. Braswell stated the ULDC still had the attorney's seat as rotating between City and County. Ms. Tolley stated she thought Mr. Matt Martin, Valdosta Planning and Zoning Administrator, had stated that each entity was to appoint a member who was an attorney, but she would check with Mr. Martin to confirm.

**Agenda Item # 5: Adjournment**

There being no further business, the meeting adjourned at 2:54 PM.

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/s/ Allan Strickland IV  
Allan Strickland, IV Chairman

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July 12, 2016  
Date