

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room

300 North Lee Street, Valdosta, Georgia

November 1, 2016

2:30 p.m.

MEMBERS

PRESENT

Nathan Brantley
Nancy Hobby
John Hogan, III
(arrived at 2:42 PM)
John "Mac" McCall

Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

Paul Alvarado
Dr. Willie Houseal

STAFF PRESENT

Ted Bilak
Carmella Braswell
Tracy Tolley
Debra Tulloch

VISITORS

PRESENT

Jessie M. Garnto
Robin Hancock
Karla Whiting
Jeff Worn

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-2016-21--- Cody Califf on behalf of Smith Property Investments, LLC (Jeff Worn) (5847 DeOsta Drive, Lake Park, GA)

Mrs. Braswell stated that the applicant is requesting variances from ULDC Table 4.01.02 (E) for building setbacks—specifically for the primary front yard, secondary front yard, and side yard. The subject property consists of 0.19 acres, is located at 5847 DeOsta Drive, Lake Park, and is zoned R-10. The applicant wants to demolish the existing structure and reconstruct a single family residence with an area for storage, all under one roof. For DeOsta Drive, the primary front yard, there is a setback requirement of 60 feet from the center line of ROW, or 40 feet from the property line. The applicant is requesting a setback of 22.06 feet. For George Merrick Circle, there is a setback requirement of 48 feet from the centerline of ROW, or 30.5 feet from the property line. The applicant is requesting a setback of 10.54 feet. For the side yard setback, there is a required setback of 10 feet. The applicant is asking for a setback of 5 feet. Many of the existing developments in this community do not conform to the R-10 setbacks and are considered legal nonconforming. Staff had to balance the need to reinvest in the community, determine whether the proposed structure would be an asset to the already established community, and to ensure the safety of the property. The TRC recommends approval of the requested variances and is of the opinion that the proposed redevelopment will not cause a substantial detriment to the neighboring properties and is not out of scale with the existing development of the community.

Chairman Strickland asked if anyone had questions. Mrs. Hobby asked if the proposed structure would be a residence and if there would be an out-building. Mrs. Braswell stated that the structure was to be a house and storage area, all under one roof. Mrs. Hobby asked how large the structure would be. Mrs. Braswell stated that it would be roughly 2000 square feet, and did not know if the building would be a square or how exactly it would be shaped.

There being no further discussion from the Board, Chairman Strickland asked if anyone would like to speak in support of the application. Jeff Worn, applicant, 5831 DeOsta Drive, spoke on behalf of the application. He lives

directly across the street from the subject property. He intends to build something very similar to what he lives in currently. The proposed house will be for visiting friends and relatives. Chairman Strickland asked if it was going to be a rental. Mr. Worn stated no. Mrs. Quarterman stated that one of her questions was if it was going to be used as rental or owner occupied. Mr. Worn stated it was going to serve as a guest house, and he would store items in the garage. He stated he had no place to store items in his house currently except the garage, so the guest house would have some additional storage space. Mrs. Quarterman stated she had concerns about the proposed structure being so close to neighboring houses, and asked if it would be a deal-breaker for the house to be smaller so as not to be so close to neighboring houses. Mr. Worn stated it would, as it would decrease storage space, and because the neighboring houses were not as close as where he lived because of the way they were situated on their individual properties. Mrs. Hobby asked how much of the house would be house and how much would be storage space. Mr. Worn stated he was unsure of each section's square footages at this point. Mr. McCall asked if this was going to be a pre-engineered structure. Mr. Worn stated it was. Mr. McCall asked if the exterior would match the house Mr. Worn currently lives in. Mr. Worn stated yes, it would. Mr. McCall asked if Mr. Worn had spoken with the neighbors. Mr. Worn stated that yes, he had spoken with several neighbors.

Chairman Strickland asked if anyone else would like to speak in support of the application. No one spoke. Chairman Strickland asked if anyone would like to speak against the application. No one spoke. Chairman Strickland asked if anyone had contacted Mrs. Braswell's office. Mrs. Braswell stated that there had been general questions, but no one expressed opposition.

There being no further discussion, Chairman Strickland opened the floor for a motion. Mr. McCall made a motion to approve the variances as requested, citing criteria "d." Mrs. Hobby seconded the motion. The motion was approved with a vote of 5 to 0.

CITY OF VALDOSTA CASES

Agenda Item # 3: APP-2016-08--- Jessie M. Garnto (203 Simpson Street, Valdosta, GA)

Ms. Tolley stated that Jessie Garnto is requesting approval for a Previously Established Land Use Conformity Certificate (PELUC) to re-establish a double-wide manufactured home in a R-10 zoning district. The property is located at 203 Simpson Street, consists of 2.23 acres, and contains a damaged double-wide manufactured home. When Tropical Storm Hermine came through, a tree fell into the structure. The insurance company deemed the structure to be a total loss, prompting Ms. Garnto to pursue the PELUC. The property was a part of the 2005 annexation case, and the manufactured home appeared to have been placed on the property in 1978. R-10 does not allow manufactured homes, and as Ms. Garnto wants to place another manufactured home on the property, she has submitted the PELUC application. Staff reviewed the request, and saw that the area is a mixture of site-built homes and manufactured homes. Additionally, the LDR has supplemental regulations to further guide development. Given that the property has been occupied by a manufactured home for at least thirty years and the nature of the development of the neighborhood, staff recommends approval with one condition—that the replacement manufactured home meets current LDR supplemental standards for such uses.

There being no questions for staff, Chairman Strickland asked if anyone would like to speak in support of the application. Ms. Robin Hancock, PO Box 268, Pinetta, FL, daughter of Ms. Garnto, spoke in support. Ms. Hancock stated that her mother wanted to replace the damaged manufactured home, and had purchased another one. Ms. Hancock stated that Ms. Tolley had distributed a drawing of what the new home looked like.

Chairman Strickland asked if anyone would like to speak in opposition. There being no one, Chairman Strickland asked Ms. Tolley if there had been any contact to her office. Ms. Tolley stated there was none.

There being no further discussion, Chairman Strickland opened the floor for a motion. Mrs. Quarterman made a motion to approve as presented, including the condition that the replacement manufactured home must meet current LDR supplemental standards for such uses. Mr. McCall seconded the motion. The motion was approved with a vote of 5 to 0.

OTHER BUSINESS

Agenda Item #4: Approval of Minutes: October 4, 2016

Chairman Strickland asked if there were any concerns with the minutes. There being none, he opened the floor for a motion. Mr. Brantley made a motion to approve the minutes as presented. Mr. McCall seconded the motion. The motion was adopted with a vote of 5 to 0.

Agenda Item #5: Nomination of Chairman and Vice Chairman

Chairman Strickland stated that the Board made nominations in November for the Chairman and Vice-Chairman positions for the following year, and vote on those nominations in December. Chairman Strickland opened the floor for nominations. Mrs. Quarterman nominated Chairman Strickland as Chairman, and Mr. McCall for Vice-Chairman, and stated her concerns that both she (the current Vice-Chairman) and Chairman Strickland are up for reappointment in 2017, and if both are not reappointed, Mr. McCall would still be the Vice-Chairman as his reappointment date is in later years. There being no further nominations, Mrs. Hobby made a motion to close the nomination floor. Mr. Brantley seconded the motion. The motion passed with a vote of 5 to 0.

Agenda Item #6: Adoption of 2017 Meeting Calendar

Chairman Strickland stated that the Board had the draft calendar in front of them. Chairman Strickland asked if anyone had any issues with meeting on the first Tuesday in January—January 3, 2017. Ms. Tolley stated she had moved the meeting dates in September (as the first Tuesday was the day after Labor Day) and July (as the first Tuesday was on the Fourth of July) to the second Tuesday of the month. Mrs. Quarterman stated that she didn't have any issues meeting the Tuesday after Labor Day. Ms. Tolley stated that the calendar was at the Board's discretion. Chairman Strickland stated that the calendar could be adjusted later in the year, if the need presented itself. Ms. Tolley stated that the Board would need to make a decision a couple of months ahead of time, due to advertising requirements and public hearing notice deadlines, and the need to reserve the Multi-Purpose Room for the meeting. Mrs. Quarterman stated that if they left the calendar as presented, there would be no need to move the September meeting date. Mr. Hogan asked what the other option was. Mrs. Quarterman stated that the Board could meet the first Tuesday of September (the day after Labor Day) rather than the second Tuesday of the month as the draft calendar currently depicts.

Chairman Strickland opened the floor for a motion. Mr. McCall made a motion to approve as presented. Mr. Hogan seconded the motion. The motion passed with a vote of 5 to 0.

Agenda Item #7: Discussion Item: Holiday Gathering

Chairman Strickland stated that, in the past, the Board has had holiday gatherings with other Boards (such as the Greater Lowndes Planning Commission—GLPC—and the Historic Preservation Commission—HPC), and has had gatherings for just ZBOA. Ms. Tolley stated that the GLPC is meeting at Austin's for their holiday function on December 12, and that the HPC had not set a date for their holiday function at this time. Mrs. Hobby asked if the Board wanted to have a holiday function for the ZBOA to get to know each other better. Ms. Tolley stated she understood that the GLPC's intention was for their holiday function to be a GLPC function rather than a combination of boards. Chairman Strickland asked the Board if they wanted to have a potluck or meet at a restaurant. Ms. Tolley stated they could reserve a room or a space at a particular restaurant if requested. Chairman Strickland stated that staff could identify dates that were already spoken for—either for Council meetings or County Commission meetings. Mama June's and Austin's were mentioned as possibilities. Chairman Strickland asked staff to coordinate with ZBOA members to choose a location and date.

Agenda Item # 8: Adjournment

There being no further business, the meeting adjourned at 3:03 PM.

/s/ Allan Strickland, IV
Allan Strickland, IV Chairman

December 6, 2016
Date