

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room

300 North Lee Street, Valdosta, Georgia

January 3, 2017

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Nathan Brantley
Nancy Hobby
Dr. Willie Houseal

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

John Hogan, III

STAFF PRESENT

Carmella Braswell
Tracy Tolley
Debra Tulloch

VISITORS PRESENT

Benjy Sheffield

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Chairman Strickland at 2:30 p.m. 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-2016-27 --- Rodney Tenery on behalf of Benjy Sheffield (5010 Eastridge Drive, Hahira, GA)

Mrs. Braswell stated that Mr. Benjy Sheffield is requesting a variance to the maximum floor area allowed for an accessory structure. The property is located at 5010 Eastridge Drive, Hahira. The property is zoned R-1 and consists of 1.375 acres. Table 5.01.01(D)(9) allows a parcel of 43,561 sq. ft or larger (such as Mr. Sheffield's parcel) to have no more than 5 accessory structures consisting of no more than 1,500 square feet total. Mr. Sheffield is proposing an accessory structure of 1600 square feet, therefore requesting a variance of 100 square feet. The former accessory structure was completely destroyed by a recent hurricane, and Mr. Sheffield had a new accessory structure engineered to have just enough space to meet his needs for storage. Staff reviewed the request and recommended approval. Mrs. Quarterman asked if staff could consider this case administratively. Mrs. Braswell stated she could not. Mrs. Quarterman asked how tall Mr. Sheffield's house is. Mrs. Braswell stated she was unsure. Mrs. Quarterman asked if the accessory structure would be taller than the house. Mrs. Braswell stated she was unsure.

There being no more questions from the Board, Chairman Strickland asked if anyone would like to speak on behalf of the application. Mr. Benjy Sheffield, 5101 Eastridge Drive, Hahira, spoke on behalf of the application. Mr. Sheffield stated that at the eave of the accessory structure, it stood at 16 feet, and at the crest of the accessory structure, it was about 22 feet tall, and the structure would house his RV. Mrs. Quarterman asked if it was taller than his house. Mr. Sheffield said it might be. Mr. Sheffield stated a large oak tree fell on the original accessory structure and demolished it. Chairman Strickland asked if there was anything in the ULDC that required the accessory structure to be no taller than the house. Mrs. Braswell stated there was no requirement. Chairman Strickland asked Mr. Sheffield if he could meet appropriate setbacks. Mr. Sheffield stated he could.

Chairman Strickland asked if anyone else would like to speak in opposition. There was no one. Chairman Strickland asked Mrs. Braswell if anyone had contacted her office. She stated there had been no contact to her office.

There being no further questions or discussion, Chairman Strickland called for a motion. Mr. McCall made a motion to approve as presented, citing criteria "d." Mrs. Hobby seconded the motion and it was carried unanimously (6-0 vote).

OTHER BUSINESS

Agenda Item # 7: Approval of Minutes: December 6, 2016

Chairman Strickland asked if there were any concerns with the draft minutes. There being none, he called for a motion. Mr. McCall made a motion to approve the minutes as presented. Mrs. Quarterman seconded the motion and it was called and carried unanimously (6-0 vote).

Agenda Item # 10: Adjournment

There being no further business, the meeting adjourned at 2:38 p.m.

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

February 7, 2017
Date