

# MINUTES

## Valdosta-Lowndes Zoning Board of Appeals

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

February 7, 2017

2:30 p.m.

### MEMBERS PRESENT

Paul Alvarado  
Nathan Brantley  
Nancy Hobby  
John Hogan, III

Dr. Willie Houseal  
John "Mac" McCall  
Gretchen Quarterman  
Allan Strickland

### MEMBERS ABSENT

### STAFF PRESENT

Ted Bilak  
Carmella Braswell  
Tracy Tolley

### VISITORS PRESENT

Guy Panizzi

### 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-2017-01 --- Panizzi Development (3549 Desirable Drive, Valdosta)

Mrs. Braswell stated that Mr. Guy Panizzi is requesting a variance to the maximum floor area allowed for an accessory structure. The property is located at 3549 Desirable Drive, Valdosta. The property is zoned R-10 and consists of 0.48 acres. Table 5.01.01(D)(9) allows a parcel of this size to have no more than 3 accessory structures consisting of no more than 600 square feet total. Mr. Panizzi is proposing an accessory structure of 750 square feet, therefore requesting a variance of 150 square feet. The foundation for the home and the accessory structure were poured and inspected at the same time. At the time that the framing inspection was performed, it was brought to Mr. Panizzi's attention that a separate building permit was needed for the accessory structure. Mr. Panizzi is now aware that a building permit and the property inspections are still needed to complete the project. Staff has reviewed the request and recommends for its approval.

There being no questions from the Board, Chairman Strickland asked if anyone would like to speak on behalf of the application. Mr. Guy Panizzi, 5800 Lake Loriana Circle, Lake Park, spoke on behalf of the application. Mr. Panizzi stated he was building the house for a gentleman, who was not sure he wanted a shop or not. The owner decided he wanted a shop as the house's foundation was about to be poured, so they poured a foundation for the shop, not knowing it needed a separate permit. Both slabs were inspected. Mr. Panizzi had the framing done and inspected, and then found out he needed a separate permit for the shop/accessory building. Mr. Panizzi spoke to the Zoning office, and found out that the shop was over the maximum square footage for this particular parcel.

Chairman Strickland asked if there was anyone else to speak on behalf of the application. No one spoke. Chairman Strickland asked if there was anyone to speak in opposition to the application. No one spoke. 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. Alvarado made a motion to approve as presented, citing criteria "d." Mr. McCall seconded the motion and it was called and carried unanimously (7-0 vote).

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**OTHER BUSINESS**

**Agenda Item # 3: Approval of Minutes: January 3, 2017**

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 (7-0 vote).

**Agenda Item #4: Adjournment**

There being no further business, the meeting adjourned at 2:35 p.m.

/s/ Allan J. Strickland  
Allan Strickland, IV Chairman

March 7, 2017  
Date