

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room

300 North Lee Street, Valdosta, Georgia

March 7, 2017

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Nathan Brantley
Nancy Hobby
John Hogan, III

Dr. Willie Houseal
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

John "Mac" McCall

STAFF PRESENT

Carmella Braswell
Tracy Tolley

VISITORS PRESENT

Jacqueline Furey
Siqing Gao

Cheryu Li
Jia Lu

Jorge Perez
Yufel Sanz

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-2017-02 --- Rodney V. Cain (6143 US Highway 41 North, Hahira)

Mrs. Braswell stated that Mr. Rodney Cain is requesting a variance to Table 4.06.02 (E,4) of the ULDC, which provides that traffic circulation shall not route commercial traffic through residential areas within or adjacent to the PD or PD-R. The subject property consists of twenty-two acres and is located at 6143 US Highway 41 North, Hahira, in a PD-R (Planned Development-Rural) zoning district. In this case, a second driveway has been converted and is now being used as a secondary ingress/egress into the RV park. The drive is located on the northeastern portion of the subject property, and travels through an adjacent residential development that is also owned by the applicant. (The primary drive is located on the southernmost portion of the subject property.) Therefore, the applicant is seeking a variance to the traffic circulation requirement and wants to continue to use the driveway in his approved Planned Development Master Plan. The driveway that is the subject of this variance can potentially serve as an alternative means for emergency access for the patrons and emergency service providers. Furthermore, the driveway will be owned and controlled by the developer of the subject property who also owns and developed the adjacent property that is a mobile home subdivision. With these factors in mind, the TRC reviewed and recommended for its approval citing criteria "D" of the standards.

There being no questions from the Board, Chairman Strickland asked if anyone would like to represent the applicant and speak on behalf of the application. No one spoke. Chairman Strickland asked if anyone would like to speak in support of the request. No one spoke. Chairman Strickland then asked if anyone would like to speak in opposition to the request. No one spoke. Chairman Strickland asked if anyone had contacted the Zoning office. Mrs. Braswell stated there had been no contact. Chairman Strickland opened the floor for a motion.

Dr. Houseal made a motion to approve the request as presented, citing criteria "D." Mr. Hogan seconded the motion and it was called and carried unanimously (6-0 vote).

Agenda Item # 3: VAR-2017-03 --- Jorge Perez (4003 Pine Place, Valdosta)

Mrs. Braswell stated the applicant is requesting a variance to the maximum floor area allowed for an accessory structure. The subject property is located at 4003 Pine Place, consists of 0.41 acres and is zoned R-21 (Medium-Density Residential). Table 5.02.01(D)(9) of the ULDC allows parcels of this particular size to have no more than 3 accessory buildings for a total of 600 square feet. The applicant is proposing to demolish an existing accessory building and replace it with an accessory building consisting of 780 square feet. Staff reviewed the request and

.....
recommended for approval, taking into consideration the current lot size and the minimum amount of variance needed to accomplish the applicant's needs.

Mr. Jorge Perez, 4003 Pine Place, spoke in support of his request. He stated he would like to have the accessory building to store his children's four-wheelers and other items. Chairman Strickland asked if Mr. Perez could meet setbacks. Mr. Perez stated that if this variance was approved, he would submit another variance request to locate the building 20% closer to the property line, and that the existing storage structure is closer to the property lines than allowed. Mr. Perez stated he could meet the setbacks if an administrative variance was not granted. Mrs. Hobby asked why Mr. Perez did not apply for both variances under the same application. Mrs. Braswell stated that the setback issue could be addressed through an administrative waiver.

Chairman Strickland asked if anyone else would like to speak in support of the request. No one else spoke. Chairman Strickland asked if anyone would like to speak in opposition to the request. No one spoke. Chairman Strickland asked if anyone had contacted Mrs. Braswell's office. Mrs. Braswell stated there had been no contact. Chairman Strickland then opened the floor for a motion.

Mr. Alvarado made a motion to approve the request as presented, citing criteria "D." Mrs. Quarterman seconded the motion and it was called and carried unanimously (6-0 vote).

OTHER BUSINESS

Agenda Item # 4: Approval of Minutes: February 7, 2017

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

Chairman Strickland asked if there was any new business or old business to discuss. Mrs. Braswell stated that Dr. Houseal and Mrs. Quarterman's terms would expire in May of this year. Ms. Tolley stated that Chairman Strickland's term would expire in May of this year as well. Mrs. Quarterman and Chairman Strickland stated that they would be willing to serve again. Dr. Houseal stated that he has enjoyed his time on the Board but would like to pursue other service opportunities.

Agenda Item # 5: Adjournment

There being no further business, the meeting adjourned at 2:37 p.m.

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

April 4, 2017
Date