

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

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

July 10, 2018

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Victoria Copeland
(arrived at 2:53 PM)
Nancy Hobby
John D. Holt

Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

Nathan Brantley
John "Mac" McCall

STAFF PRESENT

Carmella Braswell
Tracy Tolley

VISITORS PRESENT

Harry Stacy Stubbs

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 CASE

Agenda Item # 2: VAR-2018-13 — Harry S. Stubbs on behalf of Ashley Browning (6125 Union Road, Hahira)

Chairman Strickland announced the case, and stated that it was tabled from the June 2018 regularly scheduled ZBOA meeting. Mrs. Braswell stated the applicant was Stacy Stubbs for property along Union Road. Since the June 2018 meeting, the property was rezoned to C-G, with conditions relating to buffering along Union Road and I-75 and conditions related to the use of the property. He is requesting variances relating to a self-storage facility. Staff recommended approval with conditions. Staff recommended approval for the maximum site area request of eight acres rather than the 5 acres maximum stated in the ULDC. Mrs. Braswell stated she was unsure why the maximum was 5 acres. Mrs. Braswell stated that staff recommended approval for the access requirement for the facility to be located on a collector rather than the arterial as required by the ULDC. Mrs. Braswell stated that the County Engineer felt Union Road could handle the traffic generated by the facility. Mrs. Braswell stated that staff recommended approval of the front yard setback of twenty feet with a ten foot buffer, and for the rear yard setback of twenty feet. Mrs. Braswell stated that staff recommended approval of the variance that the site may consist of no more than fifty percent of the site, rather than the twenty percent of the site as required by the ULDC. Mrs. Braswell stated that staff recommends that the variance for the twenty ft. driveway width be approved with it allowing one-way traffic only. Mrs. Braswell stated that she did have elevations of what the facility is proposed to look like.

Mrs. Hobby asked if the front yard was the Union Road side, with the I-75 side being the rear yard. Mrs. Braswell stated that was true. Mrs. Hobby stated that the variance requested of fifty feet was a larger variance and why it was needed on this particular piece of property. Mr. Stacy Stubbs, 6125 Union Road, stated that a segment of the property would remain undeveloped. Mrs. Quarterman asked Mrs. Hobby if she was thinking that if the property is 170 feet deep, then why wasn't the 75 feet on the front to get the buffer away from the road, and he could use a long, narrow row of units? Mrs. Hobby stated that if there was additional land, then the variance, or as much of a variance would be needed, and that this area does not have commercial facilities in the immediate area. Mrs. Quarterman stated that is why the buffering was desired. Mrs. Braswell stated she understood it was quite a bit of a variance. Mrs. Hobby asked if there were any objections at the rezoning hearing. Mrs. Braswell stated there was

.....

an objection from one neighbor. Mrs. Quarterman stated that she understood the northern portion of the driveway was the entrance, with the southern portion of the driveway being the exit, and that there were concerns at the prior meetings regarding the rezoning regarding accidents, particularly with houses being built in the immediate area.

There being no further questions, Chairman Strickland asked the applicant would like to speak. Mr. Stubbs stated he felt that everything had been stated and he did not need to speak on behalf of the application. Chairman Strickland asked if there was any other contact to Mrs. Braswell's office. She stated there was no contact to her office, but was contact regarding the rezoning. Mrs. Quarterman stated there were a lot of conditions regarding the uses on the property placed on the rezoning, and she was concerned about what could potentially go on this property. Mrs. Braswell stated they could tie this variance approval, if so approved, to this particular use. Mr. Stubbs stated that C-G allowed uses that were good for the community, such as a YMCA-type use, or a church. Mrs. Quarterman stated that if they make the buffer changes, and if the project ended up not developing, then that could be a problem. Chairman Strickland stated they could tie this variance to the proposed use, if the Board so desired.

There being no further questions, Chairman Strickland called for a motion. Mrs. Quarterman made a motion to approve the variances as requested with one additional condition—that the driveway from this project is not directly across from the driveway for the neighboring uses, and that there is sufficient space between this project's driveways. Mrs. Quarterman expressed concerns regarding people with trailers turning, and fast-moving vehicles. Mrs. Braswell stated that the County Engineer is usually supportive of aligning neighboring driveways with each other. Mrs. Quarterman stated she did not want people pulling out from this facility with their lights shining into the house across the street. Mr. Stubs stated that he had an engineer working on it and that he wanted to place restrictions regarding hours of operation on usage of the warehouses so as not to be a nuisance to the neighbors, and that he probably would not have a facility that was open for 24 hours. Mrs. Copeland arrived. Mrs. Quarterman stated she was unsure how to state that in the motion. Chairman Strickland suggested that the best option may be to leave that concern to the applicant's engineer and to the County's engineering staff.

Mrs. Quarterman stated she wanted to withdraw her initial motion, and make a motion to approve the requests as presented. Mr. Alvarado seconded the motion. The motion was called and carried with a vote of 3 to 1, with Mrs. Hobby voting against the motion and 1 (Mrs. Copeland) abstaining.

OTHER BUSINESS

Agenda Item # 6: Approval of Minutes: May 1, 2018 & June 5, 2018

Chairman Strickland called for a motion to approve the meeting minutes from May 1, 2018 and June 5, 2018. Mr. Alvarado made a motion to approve as presented. Mr. Holt seconded the motion. The motion was called and carried with a vote of 5 to 0.

Agenda Item # 7: Adjournment

There being no further business, the meeting was adjourned at 2:55 p.m.

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

September 11, 2018
Date