

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room

300 North Lee Street, Valdosta, Georgia

September 11, 2018

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Nathan Brantley
Victoria Copeland
Nancy Hobby

John D. Holt
John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

^None^

STAFF PRESENT

Carmella Braswell
Tracy Tolley
Debra Tulloch

VISITORS PRESENT

Tamika Christopher
Jimmy Cone
Calvin Graham
Carrie Green
Barbara Herring
Matthew Inman
Roger Meeks

Scott Orenstein
Deloris Oliver
Sylvia Shaw
Raymond Shepherd
Clifton Young
Janice White

^One Illegible Name^

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-2018-15 — Sylvia Shaw & Deloris Oliver (3768 Crum Road, Valdosta)

Chairman Strickland announced the case. Mrs. Tulloch presented the case. Mrs. Tulloch stated that Ms. Barbara Herring submitted a subdivision plat which needed variances in order to record. The property consists of 136.758 acres off of Madison Highway and is zoned R-A. The heirs to the Crum Estate Property, Sylvia Shaw and Deloris Oliver, want to subdivide the property utilizing the Family Ties Land Division option to record the plat. The property requires two variances from ULDC Section 4.04.04(C)(3)(b)(i). Variances for a 60 feet shared access driveway easement due to no road frontage is being requested for Tract one. Additionally, Tract two depicts an existing thirty feet wide ingress/egress easement (instead of the required 60 feet) that begins at a public road (Madison Highway); the applicant is asking for a variance for that as well. Staff recommends for approval.

Mrs. Hobby asked how wide they considered the existing driveway. Mrs. Tulloch stated it was 30 feet, which accesses tract two. Mrs. Hobby asked how far they had to maintain the road/driveway. Mrs. Tulloch stated she would rather Ms. Herring address that question.

There being no further discussion from the Board, Chairman Strickland asked if anyone would like to speak in support of the application. Barbara Herring, 601 N St Augustine Rd, spoke on behalf of the application. Ms. Herring stated that the property was auctioned off by the heirs, and the two sisters, Ms. Shaw and Ms. Oliver, bought the property back. Mrs. Herring stated they own their own homes and maintain the access into their homes. Chairman Strickland asked if there was anything recorded that Tracts one and two both had access. Ms. Herring stated that the plat would record that when recorded.

Chairman Strickland asked if there was anyone there in support of the application. Mrs. Janice White, 2680 Touchton Road, asked that if by granting the variance, would the applicants own part of her property? Chairman Strickland stated they would not, and that the existing 30 ft road is owned by the applicants now, and that the road be allowed to be 30 feet rather than the required 60 feet.

There being no one else to speak in support of the application, Chairman Strickland asked if anyone would like to speak in opposition to the application. No one spoke. Chairman Strickland asked if anyone had contacted staff's office. Mrs. Tulloch stated there had been no contact. Chairman Strickland asked if the Board had further questions. There were no other questions.

There being no further discussion, Chairman Strickland called for a motion. Mr. McCall made a motion, citing criteria "d." Mrs. Quarterman seconded the motion. The motion was called and carried with a vote of 7 to 0.

Agenda Item # 3: VAR-2018-16 — Tanika Christopher on behalf of Shelby Stovall (600 N Oak Street Ext, Valdosta)

Chairman Strickland announced the case. Mrs. Tulloch stated that the applicants are asking for a variance to Table 4.03.13(A) of the ULDC as it pertains to the minimum required site design standards (side yard setbacks) for the establishment of a congregate personal care home (assisted living facility) at 6002 N. Oak St Ext. The applicant is seeking a variance to reduce the minimum required side yard setback of 100 feet to 50 feet off of each side. The property was zoned C-Gc (C-G conditionally); a rezoning request is going through the system to remove one of the conditions placed on the initial rezoning. The TRC recommends for approval. Mrs. Quarterman asked why the commission placed the condition to prohibit personal care homes on the property. Mrs. Tulloch said she was not sure. Mrs. Quarterman asked if the driveway was in the setback. Mrs. Tulloch stated it looked like it was. Mr. Matthew Inman, Surveyor, 515 N St Augustine, said that the dumpster would be moved, and that the property is longer than it is wide, which is the reason for the request. Mrs. Hobby asked where the dumpster would be moved. Mr. Inman stated they would slide it over, and the driveway was allowed in the setback. Mr. McCall stated the building appeared to be a little bit into the setback. Mr. Inman stated they were working to remove the building out of the setback. Mr. Brantley asked if the setbacks for care homes were common. Mrs. Tulloch stated it was not a common setback. Mr. Inman stated that similar facilities were closer to the property lines than this particular required setback, but were built prior to the ULDC. Mr. McCall asked if they intended to fence the property. Mr. Inman stated they did not intend to fence the entire site. Mrs. Quarterman asked what buffering was required. Mrs. Tulloch stated that she believed buffering would be required along the northern and western property lines. Mrs. Hobby asked if there was any buffering required along the eastern side. Mrs. Tulloch stated there was no buffering required along the eastern side. Mrs. Hobby asked when and if the road might be widened. Mrs. Tulloch stated she had heard the County Engineer mention the road widening, but did not know when work might be undertaken. Mrs. Quarterman mentioned that the setbacks are based on where the road is now, and not where it might be.

Chairman Strickland asked if anyone would like to speak in support of the application. Mr. Inman stated they would do their best to complement the Northwind development's elevations. Chairman Strickland asked if anyone would like to speak in opposition. Mrs. Quarterman asked why the condition of no personal care homes was placed on the initial rezoning. Scott Orenstein, Lowndes County Commissioner, stated that this property was rezoned that was not tied to a particular use, so the County Commission set the conditions to guide appropriate development on this property, and that they do not know when the roadwork would take place.

There being no further discussion, Chairman Strickland called for a motion. Mr. Holt made a motion, citing criteria "d." Mr. Alvarado seconded the motion. The motion was called and carried with a vote of 7 to 0.

CITY OF VALDOSTA CASE

Agenda Item # 3: APP-2018-06 — New Hope Missionary Baptist Church (709 W Gordon Street, Valdosta)

Chairman Strickland announced the case. Ms. Tolley stated that New Hope Missionary Baptist Church, 709 W Gordon Street, was asking for a front yard setback variance of 11 feet. The property is zoned R-6 and consists of 1.65 acres. A variance was granted in 2006 for a front yard setback as well as side yard and rear yard setbacks for the existing facility only. Since the church desires to add a new sanctuary, they are required to get a variance for the new sanctuary as well as a CUP (Conditional Use Permit). Ms. Tolley stated that the church was requesting an 11 ft front yard variance for the proposed sanctuary, which would be flush with the existing sanctuary and 9 feet

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from the right-of-way, as R-6 had a 20 ft front yard setback requirement. Staff reviewed the request, found it consistent with the Comprehensive Plan, and recommends approval.

Chairman Strickland asked if anyone would like to speak in support of the application. Jimmy Cone, 1806 Plum Street, the architect on the project, spoke in support of the application and stated that the new sanctuary would align with the existing building. Mr. Cone stated that members of the church and the contractor, Roger Meeks, were in attendance. Mr. Cone stated that in 2006, the church obtained a variance for the existing facility, and they designed the existing Sunday School building to be further developed with and aligned with the proposed sanctuary.

Chairman Strickland stated that he thought the church members were in support of the application. The church members stated they were. Chairman Strickland asked if there was anyone opposed to the application. No one spoke. Chairman Strickland asked if anyone had contacted the office. Ms. Tolley stated there had been no contact.

Chairman Strickland called for a motion. Mrs. Quarterman made a motion to approve as presented. Mrs. Copeland seconded the motion. The motion was called and carried unanimously with a vote of 7 to 0.

OTHER BUSINESS

Agenda Item # 6: Approval of Minutes: July 10, 2018

Chairman Strickland called for a motion to approve the meeting minutes from July 10, 2018. Mr. McCall made a motion to approve as presented. Mrs. Hobby seconded the motion. The motion was called and carried with a vote of 6 to 0 to 1, with Mr. Brantley abstaining.

Mrs. Braswell asked if the Board would like to consider Chair and Vice-Chair nominations at the next meeting. Chairman Strickland asked staff to add that item to the October 2018 agenda.

Agenda Item # 7: Adjournment

There being no further business, the meeting was adjourned at 3:09 p.m.

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

September 11, 2018
Date