

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room

300 North Lee Street, Valdosta, Georgia

November 6, 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

Victor C. Bivins
Larry Eidson
Shannon McGee
Michelle McKeithen

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-2018-18 — McGee Property (McGee Property)

Chairman Strickland announced the case. Mrs. Tulloch presented the case. Mrs. Tulloch stated that the applicant was asking for a variance to Table 4.01.01(G) of the ULDC as it pertains to the standards for lot area, width, and impervious surface coverage. The properties do not meet lot area or lot width requirements. The subject properties are located at 5143 and 5149 Griffin Drive and are both one acre in size. The applicants were advised to go the variance route rather than the rezoning route. The TRC is recommending approval with no conditions as the request does not appear that it will cause substantial detriment to the public good.

Chairman Strickland asked if there were any questions. Mrs. Hobby asked why the applicant did not rezone the property. Mrs. Tulloch stated that staff recommended the variance route.

There being no further questions from the Board, Chairman Strickland asked if anyone would like to speak on behalf of the application. Ms. Shannon McGee, 6 Cherry Point, Valdosta, stated that her grandfather bought the two parcels, with no idea they would be required to get variances to build at a future point. Ms. McGee stated there was a mobile home on the property, but her grandfather removed the mobile home, and that he had been paying taxes on the property for years. Mr. Larry Eidson, 5143 Griffin Dr., Hahira, stated he had paid taxes on the property all this time, and never knew there might be a problem. Ms. McGee stated she had sold her house in April, with the desire to build a house on this property in order to take care of her grandparents. Chairman Strickland stated there was often nothing to bring issues like the variance requirement to the property owner's attention until a permit was applied for, or a plat submitted.

Chairman Strickland asked if there as anyone to speak in opposition. No one spoke. Chairman Strickland asked staff f there was any contact to the office. Mrs. Tulloch stated that the property owner to the north of this property was at the meeting for a moment, but needed to return to work, but wanted staff to relay to the Board that he had moved his daughter in the area in hopes that the area would remain spacious.

There being no further discussion or questions, Chairman Strickland called for a motion. Mr. McCall made a motion to approve the request as presented, 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-2018-19 — Miller Estate (Old Radar Site Road)

Chairman Strickland announced the case. Mrs. Tulloch stated that the applicant was applying for a variance to section 6.01.02(D)(1) as it pertains to access. The subject property is located on Old Radar Site Road and consists of 17.31 acres, and is zoned MAZ III. The ULDC requires that each lot within a subdivision shall front a paved public street for at least sixty feet for each lot. Three lots have a minimum of 20 feet of lot frontage, and therefore, a variance of 40 feet for lots 2A, 2D and 2E on the plat. There are currently no plans for development. The heirs desire to dissolve the real estate matter by obtaining the variance and recording the plat. The TRC is recommending approval with no conditions as the request does not appear that it will cause substantial detriment to the public good.

Chairman Strickland asked if there were any questions. Mrs. Quarterman asked if there was a way that a shared driveway or road could access all the properties. Mrs. Braswell stated that a private road would have to be built and maintained as if it was a county road, and that there was going to be an easement that all the lots would share, and each of the lots would own twenty feet of the easement. Mr. Brantley asked why the plat had so many revision dates. Mrs. Tulloch stated she had spoken to Folsom Surveying, and it had been revised at Folsom's several times.

There being no more questions, Chairman Strickland asked if there was anyone who wanted to speak on behalf of the application. Michelle McKeithen, 101 Jackson Drive, Valdosta, spoke on behalf of the application. Ms. McKeithen stated that several family members had passed over time, and it was time to try to get the property subdivided and the variances approved before anyone else passes.

Chairman Strickland asked if anyone wanted to speak in opposition. No one spoke. Mrs. Quarterman stated that there was a note that said lots 2 A, D, and E are not developable, and asked if houses could be built on them. Mrs. Braswell stated they were not developable but the family wanted individual ownership of the lots. Chairman Strickland stated there were wetlands on the lots.

Chairman Strickland asked if there was any contact to the office. Mrs. Tulloch stated that two citizens called to ask what the hearing was about. There being no further questions, Chairman Strickland asked for a motion, citing criteria "d." Mr. Alvarado seconded the motion. The motion was called and carried with a vote of 7 to 0.

Mr. Alvarado exited the meeting at 2:53 PM.

OTHER BUSINESS

Agenda Item # 4: Approval of Minutes: October 2, 2018

Chairman Strickland called for a motion to approve the meeting minutes from October 2, 2018. Mr. Holt made a motion to approve as presented. Mrs. Quarterman seconded the motion. The motion was called and carried unanimously with a vote of 6 to 0.

Agenda Item # 5: Election of Chairman and Vice-Chairman for 2019

Chairman Strickland stated it was time to elect a Chairman and Vice-Chairman and that the Board had two slates. Chairman Strickland asked how many votes Slate One had, for Allan Strickland as Chairman and John "Mac" McCall as Vice-Chairman.. Two members (Mr. Brantley and Mrs. Copeland) voted for Slate One. Chairman Strickland asked how many votes Slate Two had, for John "Mac" McCall as Chairman and Allan Strickland for Vice-Chairman. Three members (Mrs. Hobby, Mr. Holt, and Mrs. Quarterman) voted for Slate Two. Therefore, John "Mac" McCall will be the Chairman and Allan Strickland will be the Vice-Chairman for 2019.

Agenda Item # 6: Adjournment

There being no further business, the meeting was adjourned at 3:12 p.m.

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

December 6, 2018
Date