

# MINUTES

## Valdosta-Lowndes Zoning Board of Appeals

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

May 2, 2017

2:30 p.m.

### MEMBERS PRESENT

Paul Alvarado  
Nathan Brantley  
John Hogan, III  
Dr. Willie Houseal

John "Mac" McCall arrived  
at 2:35 PM  
Gretchen Quarterman  
Allan Strickland

### MEMBERS ABSENT

Nancy Hobby

### STAFF PRESENT

Ted Bilak  
Carmella Braswell  
Jason Davenport  
Tracy Tolley

### VISITORS PRESENT

Greg Blais  
Rae Wentz Odom

Felix Vayner  
Jennifer Walker

### 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 # 3: VAR-2017-06 --- Rodney Tenery, Jr. on behalf of Odessa G. Denton c/o Lonnie M. Denton (5838 Clyattville Nankin Road, Valdosta)

Chairman Strickland stated that the applicant requested that this item be tabled until the regularly scheduled June 2017 ZBOA meeting. Chairman Strickland asked if someone would make a motion. Mr. Alvarado made a motion to table the case until the June 2017 regularly scheduled ZBOA meeting. Mr. Hogan seconded the motion. The motion was called and carried unanimously with a vote of 6 to 0.

### Agenda Item # 2: VAR-2017-05 --- Lower Lowndes, Inc.—Jennifer Walker (6671 Brookridge Drive, Hahira)

Chairman Strickland announced the case. Mr. Brantley stated he would recuse himself from this case due to a coworker representing the applicant. He left the table and sat in the audience.

Mrs. Braswell stated that the applicant was asking for a variance to ULDC Table 4.01.01(G) to the lot width for a particular parcel at 6671 Brookridge Drive, Hahira. The parcel consists of 1.06 acres and is zoned R-1. The subject property was initially created as one of several subdivided parcels on an unrecorded survey plat in 1993. The challenge is that the subject property lacks the minimum lot width at the existing house; the lot is 113 feet wide rather than the required 120 feet wide, which is why the applicant is asking for a seven foot variance. The requested variance is needed to separate this particular parcel from the parcel immediately adjacent so each parcel can be described individually by a metes and bounds legal description, and will allow a survey plat to be recorded independently of each other. Staff found this request to be reasonable as the homes are already developed to meet the minimum building setbacks and are utilizing an approved individual private sanitary sewer system. As such, the TRC recommended approval, citing criteria "d."

There being no questions for staff from the Board, Chairman Strickland asked if anyone would like to speak on behalf of the application. Jennifer Walker, an associate with Dover, Miller, Karras, and Langdale, 701 N. Patterson Street, spoke on behalf of the application. Ms. Walker stated the issue with the lot width was not created by the current owner, and a plat could not be recorded with the current layout, causing hardship for the owner. Mr. Alvarado asked if the house was occupied. Ms. Walker stated she did not believe anyone was living in the house currently.