

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room

300 North Lee Street, Valdosta, Georgia

November 7, 2017

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Nathan Brantley
Victoria Copeland
Nancy Hobby

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

John Hogan, III

STAFF PRESENT

Carmella Braswell
Tracy Tolley

VISITORS PRESENT

Lola Moore
Paul McNeil
Mike Williams
Rick Williams

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. Chairman Strickland announced that VAR-2018-02 had been withdrawn by the applicant.

LOWNDES COUNTY CASES

Agenda Item # 2: VAR-2018-01— Joan F. James (Mable Road, Valdosta)

Chairman Strickland announced the case. Mrs. Braswell stated that this case was a request for a variance to minimum lot width. Mrs. Braswell stated a similar case was considered by ZBOA about a year before regarding property nearby; the applicant's brother was the applicant in that case. The property is located on Mable Road in a R-1 zoning district, consists of 1 acre, and is asking for a variance from ULDC 1.01.01(E) and Table 4.01.01(G). The applicant wants to record a survey plat and the plat depicts 105 feet of lot width rather than the required 120 feet. Therefore, a variance of 15 feet is being requested to the minimum lot width in R-1 zoning. The property was originally owned by the applicant's mother, who wanted the subject property divided evenly among her six children upon her demise. Staff reviewed the request and is recommending approval as the variance does not appear that it would negatively affect the surrounding properties nor cause a substantial detriment to the public good.

Chairman Strickland asked if there were any questions. Mrs. Hobby stated that this request appears to be close to the existing mobile home. Mrs. Braswell stated the plat doesn't depict an encroachment. Mrs. Hobby asked if the mobile home was owned by a family member. Mrs. Braswell stated it was. Mr. McCall stated the drawing they were given was out of line with the actual property lines. Mrs. Braswell stated those tax parcel lines could be off somewhat. Mrs. Quarterman stated that any new structures would need to meet setbacks. Mrs. Braswell stated that was true. Mr. Brantley stated this property looked familiar. Mrs. Braswell stated that the property labeled as "Tract 3" underwent a similar variance request about a year before, which ZBOA granted, and was created by a deed, which had no survey plat.

There being no further discussion, Chairman Strickland asked if there was any more discussion or any more questions. No one spoke. Chairman Strickland asked if anyone would like to speak in support of the application. Lola Moore, 603 S. College Street, Hahira, said she was there in support of the application as the applicant's friend. Mrs. Braswell noted that the applicant lives in Sacramento. Chairman Strickland asked if there was anyone to speak in opposition to this request. There was no response. Chairman Strickland asked if anyone contacted the Zoning office. Mrs. Braswell stated a neighbor called with questions, not really in support or opposition.