

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

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

April 3, 2018

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Nathan Brantley
John Hogan, III

John "Mac" McCall
Allan Strickland

MEMBERS ABSENT

Victoria Copeland
Nancy Hobby
Gretchen Quarterman

STAFF PRESENT

Carmella Braswell
Tracy Tolley

VISITORS PRESENT

Wayne Adams
JoAnn Bartenhagen
Jim Bartenhagen
Derek Byrd
Diane Carter
Duane Carter

Jimmy Cone
Ray Cone
Glenda Cowart
Richard Cowart
Faye Fletcher
Jimmy Fletcher

Rev. Andy Pearson
Becky Pearson
Becky Williams
Lamar 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 Chairman Strickland announced that case VAR-2018-04 had been withdrawn by the applicant.

LOWNDES COUNTY CASES

Agenda Item # 2: VAR-2018-03 — Wayne Adams (3495 Washington Drive, Valdosta)

Chairman Strickland announced the case. Mrs. Braswell stated that this was a request to replace an existing manufactured home on a parcel located at 3495 Washington Drive on a one acre lot in a R-A zoning district. The applicant has owned the property for many years and wants to record a survey plat of the subject property; a survey was completed for the applicant in 2012 but was never approved and recorded. The submitted plat does not meet the ULDC standards (Section 6.01.02(D)) as it pertains to lot frontage, or the distance measured along a public street right-of-way. The applicant is proposing to continue to use an existing 10 to 20 foot driveway as their access that leads to the subject property. It is believed that the subject property was established via a deed in the 1970's and has always been accessed through a dirt driveway that commences at the end of Washington Drive. In reviewing the applicant's recorded deed, there is no record of an established ingress/egress easement and appears that a prescriptive easement may have been established through the continued use of the driveway for many years. Staff's primary concern is that of safety. Staff ultimately recommends approval of the variance as submitted.

Chairman Strickland asked what would happen if the neighboring property owner had issues with the applicant utilizing his property for access. Mrs. Braswell stated it would become a civil matter. Mr. Brantley asked who owned the adjacent properties. Mrs. Braswell stated that the Washington family, relatives of Mr. Adams, owned some adjacent property. Mr. Brantley asked when this parcel was created. Mrs. Braswell stated this parcel appeared to be created in the eighties. Mr. Adams' mother was deeded the property, and then the property was deeded to Mr. Adams.

There being no further discussion, Chairman Strickland asked if anyone would like to speak on behalf of the application. Wayne Adams, 3495 Washington Drive, spoke on behalf of the application. He stated the driveway/access had been used for probably forty years and he believes there is an access easement on the property. Chairman Strickland asked that the access be maintained for emergency vehicles. Mr. Adams stated that would not be a problem. Mr. Hogan asked if Wayne Washington was nearby. Mr. Adams stated there was not a Wayne Washington affiliated with the immediate area. Mr. Brantley asked who Willie Adams was. Mr. Adams stated that was his mother. Mr. Brantley asked if she had deeded the property to him. Mr. Adams stated she had.