

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room

300 North Lee Street, Valdosta, Georgia

October 2, 2018

2:30 p.m.

MEMBERS PRESENT

Nathan Brantley
Victoria Copeland
Nancy Hobby
John D. Holt

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

Paul Alvarado

STAFF PRESENT

Carmella Braswell
Tracy Tolley
Debra Tulloch

VISITORS PRESENT

Mary Pearson
Richie Rosebush

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-2018-17 — Mary Pearson (4187 Madison Highway, Valdosta)

Chairman Strickland announced the case. Mrs. Tulloch presented the case. Mrs. Tulloch stated that the applicant, Ms. Mary Pearson of 4187 Madison Highway, was requesting a variance for an existing accessory structure for its location. The property is located in a R-1 zoning district. ULDC Section 5.02.01 E states that certain accessory structures such as the applicant's are required to be in the side or rear yard of the lot on which the principle building is located. This 220 sq. ft carport is located approximately 50 feet from the front property line. It was not located in the side yard due to a tree and the septic tank. The TRC reviewed the request, found it will not negatively impact or cause a substantial detriment to the public good and recommended approval of the applicant's request.

Chairman Strickland asked if there was anyone there in support of the application. Ms. Mary Pearson, 4197 Madison Highway, stated that she did not know she needed a permit when she bought the carport. Chairman Strickland asked if anyone else would like to speak on behalf of or in support of the application. No one spoke. 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 questions. There were no questions.

There being no further discussion, Chairman Strickland called for a motion. Mr. McCall made a motion, citing criteria "d." Mrs. Hobby seconded the motion. The motion was called and carried with a vote of 6 to 0.

CITY OF VALDOSTA CASE

Agenda Item # 3: APP-2018-07 — Richie Rosebush (990 N St Augustine Rd.)

Chairman Strickland announced the case. Ms. Tolley stated that Richie Rosebush, representing Lang Signs for Cookout Restaurant at 990 N. St Augustine Rd., was applying for variances to LDR Section 230. The property is zoned C-H, and is a part of a 23 acre multi-tenant facility. The applicant is asking for four (4) variances. First, the applicant is asking for a 75 square feet, 24 feet tall freestanding sign at the entrance closest to the restaurant along North St Augustine Road. Section 230 9(D)(4)(b) requires that freestanding signs for multi-tenant lots be within 50 feet of the parking lot entrance/exit, and that such signs be at least 300 feet apart. An adjacent restaurant — Steak-n'-Shake — has an existing freestanding sign within about 210 feet of the proposed location of the Cook Out sign. The freestanding sign needs a variance due to the existence of a sign at the entrance/exit. The next variance relates to a directional. The LDR requires that directionals be no taller than 2.5 feet in height and no larger than 3 square feet. The directional as proposed is 6 feet in height and 8 square feet in size. The last variance relates to the drive-thru menu boards. The applicant is asking for two menu boards, each consisting of 29.81 square feet in size, for a total of 59.62 square feet. The LDR allows a cumulative total of 48 square feet of signage for drive thrus. Staff reviewed the requests, found no hardship, and recommends for denial. Ms. Tolley stated that two directionals were permitted, as was wall signs.

Chairman Strickland asked if there were any questions. Mrs. Hobby asked if there was a signage plan for this complex. Ms. Tolley stated that there was not for this particular complex, and that it was not common for Valdosta's older complexes to have signage plans. Mrs. Hobby asked if it was common for businesses not to come to Valdosta because of signage regulations. Ms. Tolley stated she was unaware of any business that refused to locate in Valdosta due to signage regulations. Mr. Brantley asked what the applicant's options were for a freestanding sign. Ms. Tolley stated that the variance in front of them was one option, as was a panel change to one of the existing freestanding signs, or potentially placing one at the southeastern entrance/exit. Mr. Brantley asked if a sign could be placed in between entrances/exits. Ms. Tolley stated a sign could be placed there, but may potentially require variances for location. Mrs. Quarterman stated that drive-thrus were fairly self explanatory and the additional drive-thru directional may not be needed.

There being no further discussion, Chairman Strickland asked if anyone would like to speak on behalf of the application. Mr. Richie Rosebush, 4108 Castleberry Road, Cumming, GA, spoke on behalf of the application. He stated that the freestanding signage and menu boards were needed, but that the restaurant could operate without the drive-thru directional. There being no further discussion, and no other people in the audience, Chairman Strickland asked if there was any contact to the Zoning office. Ms. Tolley stated there was not.

There being no further discussion, Chairman Strickland called for a motion. Mrs. Quarterman made a motion to approve variances for the freestanding signage and menu board signage. Mrs. Hobby seconded the motion. The motion was called and carried unanimously with a vote of 6 to 0.

OTHER BUSINESS

Agenda Item # 4: Approval of Minutes: September 11, 2018

Chairman Strickland called for a motion to approve the meeting minutes from September 11, 2018. Mr. Brantley made a motion to approve as presented. Mr. McCall seconded the motion. The motion was called and carried unanimously with a vote of 6 to 0.

Agenda Item # 5: Nomination of Chairman and Vice-Chairman

Chairman Strickland opened the floor for a nomination of Chairman and Vice-Chairman for 2019. Mr. Brantley nominated Chairman Strickland as Chairman and Mr. McCall as Vice-Chairman. Mrs. Quarterman nominated Mr. McCall as Chairman and Chairman Strickland as Vice-Chairman. There being no more nominations for Chairman and Vice-Chairman, Chairman Strickland called for a motion to close the nomination floor. Mr. Brantley made a motion to close the nomination floor. Mr. Holt seconded the motion. The motion was called and carried unanimously with a vote of 6 to 0.

Agenda Item # 6: Adjournment

There being no further business, the meeting was adjourned at 3:18 p.m.

Allan Strickland, IV, Chairman

Date