

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room

300 North Lee Street, Valdosta, Georgia

July 2, 2019 2:30 p.m.

MEMBERS PRESENT

Nathan Brantley
Victoria Copeland
Nancy Hobby

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

Paul Alvarado
John Holt

STAFF PRESENT

Trinni Amiot
Tracy Tolley
Debra Tulloch

VISITORS PRESENT

Francis Buchanan
Denis Brady
Emily Butler
Jimmy Cone
Donna Dimick
Keith Dimick
Bobby Fletcher

Ben Futch
Michael Frazier
Matt Martin
Marge McCartney
Richard McFarland
Ian McTurk
Adam Moore

Josheua Nealey
Matt Phelps
Danny Richardson
Trevor Shaw
Cheryl Sheffield
Ann Sumner

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Vice Chairman Strickland at 2:50 p.m. as Chairman McCall stated he would abstain and sat with the crowd. It was determined that a quorum of members was present. Vice Chairman Strickland thanked everyone for coming and reviewed the meeting procedures with those in attendance today. Chairman Strickland stated that this Board would consider variance requests only, not any rezoning issues.

LOWNDES COUNTY CASE

Agenda Item # 2: VAR-2019-05 — Josheua & Patricia Nealy (1704 Glenview Drive)

Chairman McCall announced the case. Mrs. Tulloch stated that the applicants are requesting a Variance to Table 5.02.01 (D)(8) of the ULDC (Lowndes County Unified Land Development Code) as it pertains to setbacks for an accessory building in a R-1 (Low Density Residential) zoning district. The subject property is 1.302 acres in size and located at 1704 Glenview Drive, Valdosta, Georgia. The Lowndes County Unified Land Development Code (ULDC) provides that for a corner lot, side yard setback requirements from the centerline of the right-of-way of abutting streets shall be equal to seventy-five percent of that required for the front yard setback. In this scenario, the Nealey's residence is located on two local, forty feet wide (40') right-of-ways, Glenview Drive and Ridgecrest Street. Glenview Drive, the primary front, requires a minimum setback distance of sixty feet (60') from the centerline of the right-of-way. Ridgecrest Street, the secondary front (side), requires seventy-five percent of the sixty feet (60'), thus resulting in a distance requirement of forty-five feet (45') from the centerline of Ridgecrest Street right-of-way and/or twenty-five (25') feet from the eastern property line. Southeastern Surveying, Inc, submitted a combination survey plat to Planning staff for review and recordation on behalf of the Nealeys. Staff's official review denoted the existing accessory structure did not meet the ULDC minimum setback requirement for an accessory structure on a corner lot or a lot with multiple frontage. The applicant's and their land professional, Southeastern Surveying, Inc., agreed to seek relief through the variance process. The accessory structure is currently situated 16.15 feet from the eastern property line (Ridgecrest Street); thus, a Variance of 8.85 feet is being requested.