



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS  
*Staff Report - MEETING DATE: December 3, 2019*

**VAR-2019-16**  
**Hogan (Frank's Wrecking)**

The applicant is requesting a Variance to Section 4.03.12 of the ULDC (Lowndes County Unified Land Development Code) as it pertains to general development standards for Junk Yards or Salvage Yards. The subject properties consist of a cumulative total ~8.01 acre and are located on U.S. Highway 41 South and Wellman Place, Valdosta, Georgia, in an R-1 (Low Density Residential), E-A (Estate Agricultural) and M-1 (Light Manufacturing) zoning districts.

**4.03.12 Junk Yards or Salvage Yards**

- A. The site design standards for salvage yards and junk yards are set forth in the following table:

Table 4.03.12(A). Standards for Salvage Yards and Junk Yards.

Development Feature	Standard
Minimum setback	500 feet from any residentially zoned property
Screening required Minimum Height Minimum setback	Solid wall or solid fence 8 feet 100 feet from all property lines
Storage of salvaged or junk materials	Materials shall not exceed the height of the fence or wall. This shall not be construed to prohibit equipment and vehicles used in the salvage operation.
Exterior lighting	Directed and shielded to avoid illumination of adjacent properties

Mike West, in his capacity as Office Manager for Frank's Wrecking, submitted the Variance application seeking relief from the ULDC's development regulations shown in the above table. Per Mr. West, Frank's Wrecking has been located at its current location for 20+ years. It has been a junk yard/salvage yard from the time of its inception. Currently, the use is deemed as a nonconforming use. Mr. West is attempting to bring the properties into compliance with the local governmental rules and regulations as they pertain to development standards and zoning classification.

Additionally, he will be combining the three parcels into one lot and having the same properly recorded. Also, a rezoning application has been submitted to obtain a zoning classification that will allow for a junk yard/salvage yard as a matter of right. Consequently, following through with the rezoning process will be contingent upon the result of the Variance request. Mr. West stated the hardship the company faces is the economic feasibility of submitting Variances for any future improvements made on-site. **As such, a Variance to Section 4.03.12 of the ULDC as it pertains to development standards for a Junk Yard or Salvage Yard is requested.**

TRC staff heard and considered this request during their scheduled meetings and unanimously gave support to Mr. West's request as presented with the following **conditions**: (1) The Variance on the property will