

MINUTES

Valdosta-Lowndes Zoning Board of Appeals
Valdosta City Hall Annex Multi-Purpose Room
300 North Lee Street, Valdosta, Georgia
October 1, 2019 2:30 p.m.

MEMBERS PRESENT

Nathan Brantley
Victoria Copeland
Nancy Hobby
John Holt

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

John Hogan, III

STAFF PRESENT

Mike Fletcher
Tracy Tolley
Debra Tulloch

VISITORS PRESENT

Lidia Archer
Mary Courson
Carolyn Dinkins
Ann Eldridge
Molly Ferrier
Tiffany Finley

Bill Nijem
David Oaks
Trevor Shaw
Sarah Smith
Sharon Wagner
Mary Jo Walker

Heather Wetzel
Two illegible names

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Chairman McCall at 2:30 PM. It was determined that a quorum of members was present. Chairman McCall thanked everyone for coming and reviewed the meeting procedures with those in attendance today.

LOWNDES COUNTY CASE

Agenda Item # 2: VAR-2019-11 — Village of Hope (Old Clyattville Road)

Chairman McCall announced the case. Mrs. Tulloch stated that the applicant is requesting a variance to Section 4.04.03(D) and Section 6.01.02(D)(1) of the ULDC (Lowndes County Unified Land Development Code) as it pertains to access. The subject property consists of 30 acres and is located off Indian Ford Road, Valdosta, Georgia, in a C-H (Highway Commercial) zoning district. ULDC Section 4.04.03(D) states that, "All subdivision lots shall have frontage on and access to an existing or proposed paved public street." Section 6.01.02(D)(1) of the ULDC states that, "Except as provided in Section 6.01.02(E) below, each lot within a subdivision shall front a paved public street a minimum width of sixty (60) contiguous feet." With regard to the lot frontage and access requirements, both Section 4.04.03(D) and Section 6.01.02(D)(1) require that each lot within a subdivision shall front a paved public street and have a minimum road frontage of sixty feet (60'). In this case, the applicant desires to subdivide twenty acres (20) from the parent tract to combine the same with an existing ten acres (10) tract for recording purposes. Currently, the applicant accesses their property from a private road/easement located off Indian Ford Road. The landowner of this access easement off of Indian Ford Road has agreed to allow the county to utilize the easement as a means to provide county water to the site in the future. Thus, the existing easement would no longer be used by the applicants as access to the development and is why the applicants are requesting to utilize the thirty-foot easement off of Old Clyattville Road. This easement also serves another business known as the Valdosta Wake Compound. If the variance is approved, the applicant will utilize this easement as their primary means of egress and ingress. County utilities and emergency vehicles will use the previously used easement off Indian Ford Road only, if necessary. Therefore, the applicant is requesting a variance to the minimum lot frontage requirement as it pertains to access. The TRC reviewed the variance request and provided no objectionable comments.

Chairman McCall asked if there were any questions of staff. Mrs. Quarterman asked if the applicant would use the same driveway/road as the Wake Compound. Mrs. Tulloch stated they would. Vice Chairman Strickland asked if it was a County maintained road or private road. Mrs. Tulloch stated it was a private road. Mrs. Hobby asked if the applicant would like to use the easement on Indian Ford Road. Mrs. Tulloch stated she was not sure, but the applicant could address that question. Mrs. Tulloch stated that the owner of the business, Mrs. Sharon Wagner, had not drawn up an agreement to give up access. Mr.