

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

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

December 6, 2016

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Nathan Brantley
Nancy Hobby
John Hogan, III (arrived
at 2:49 PM)

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

Dr. Willie Houseal

STAFF PRESENT

Ted Bilak
Carmella Braswell
Tracy Tolley
Debra Tulloch

VISITORS PRESENT

Mary Copeland
Sheila Dove
B. Foster
Rufus Foster
BK Ison

Maddie Jordan
Harrison Lucas
Ulysses McBurrough Jr.
Bernetta M.
McConnehead

Henrietta Moody
Kenneth Parsons
Rob Plumb
Craig Wisenbaker

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Chairman Strickland at 2:30 PM 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-2016-22 --- Obit LLC (Jeff Worn) (5343 Mill Store Road, Lake Park, GA)

Mrs. Braswell stated that Orbit, LLC is attempting to obtain an after-the-fact sign permit for a new sign structure, located at 5343 Mill Store Road, Lake Park, GA. The new sign replaced a previous sign that was deemed a nonconforming sign and was damaged by a recent hurricane. The applicant was unaware that a permit was needed to erect a new sign replacing the nonconforming sign. The property consists of about 7 acres and is zoned Highway Commercial (C-H). The ULDC allows some maintenance and minor repairs but not replacement of a nonconforming sign, except to conform with the ULDC's standards. Time had contributed to the deterioration of the sign, as did the recent hurricane. The applicant was constructing the new sign when Codes Enforcement advised the applicant to seek proper channels. Therefore, the applicant is requesting 4 variances. The ULDC has specific requirements for signs such as these --- signs along interstate highways. They are required to be a panel no larger than 14 feet by 48 feet with no more than 672 square feet total. The applicant is requesting 2 stacked signs of 10 feet by 40 feet each for 800 square feet total. The sign panels are required to be back-to-back or in a V-formation. The applicant is requesting a back-to-back sign atop one another to create a double-stacked sign. Signs are required to be at least 500 feet apart. This sign is about 365 feet from the closest freestanding sign. Signs are required to be in the rear yard. This sign is located in the front yard. Staff reviewed the request and found the new sign to be very similar in effect to the previous sign and not more intensive than what was there previously. The new sign does not appear to have a negative impact on the public health, safety, and welfare if given the success of securing a sign permit and obtaining proper inspections. The new sign is similar to the previous nonconforming sign and the construction improvements will establish the safety and stability of the sign. Staff recommends approval with no conditions, citing criteria "d" of the standards.

Mrs. Quarterman asked that if nothing happened to the original sign, could it exist forever with basic maintenance and repairs? Mrs. Braswell stated that was correct. Mrs. Quarterman asked if a variance was granted for this particular sign, could it last forever? Mrs. Braswell stated it could, unless it was substantially damaged.