



## ZBOA Agenda Item # 3

APRIL 4, 2017

### Variance Request by Valdosta Country Club File #: APP-2017-01

The Valdosta Country Club is requesting a variance to LDR Section 214-7 as it pertains to the use of metal siding in a residential zoning district. The subject property is located at 3500 Country Club Road. The parcel consists of 338 acres containing a country club and related facilities. It is mostly zoned Single-Family Residential (R-15) with a small area of Community Commercial (C-C) zoning associated with the main clubhouse building only. The applicant is proposing to build a 65.3'x127' metal building (8,300-sf) for golf cart storage. The LDR requires that metal buildings be clad with something other than metal siding on the elevation facing the front yard and 10' back on either side. The applicant is requesting a variance to leave the metal siding exposed on all sides of the building.

Section 214-7 of the LDR requires that metal buildings, in all zoning districts except for M-1 and M-2, have front elevations clad with something other than metal — such as brick, stone, textured masonry block, stucco, wood, vinyl, etc.... The intent of the regulation is to avoid the appearance of buildings that are too industrial-looking in non-industrial zoning districts. In this instance, the Country Club is proposing a metal building on a portion of property that is zoned residential, and is surrounded by mostly residential zoning and development.

Plans have already been submitted and approved, and permits issued. (The applicant submitted an addendum which shows split-face masonry units being utilized to cover the appropriate elevations -- so that construction could commence while the variance request is being reviewed.) If their variance request is approved, the applicant is proposing to keep the existing landscaping (and add some additional plantings) along Country Club Road and utilize green-colored metal siding to help further buffer the appearance of the building. Part of the Country Club's concern regarding the requirement relates to the cost of utilizing a material to cover the metal on the southern portion of the building.

Variances are intended to give relief in situations beyond design's control — such as a topographical challenge such as a gully. Staff understands that the building is designed for golf cart storage rather than Country Club event space. Staff also understands that the non-metal siding requirement only applies to the southern portion of the building facing Country Club Road (which is technically the "front" of the building for zoning purposes), and that this portion of the building will be immediately adjacent to some existing dense vegetation. Staff further understands that the applicant is proposing some additional vegetation on the east side to further screen the building, and that the proposed metal siding will be green colored. However, this is a large building in residential zoning and the request is not consistent with the variance review criteria. Therefore, staff is unable to support the variance request and recommends denial. Nonetheless, the applicant is still proposing some efforts to try and mitigate any negative visual impacts the building may have. If the Board is inclined to approve this variance as presented, staff recommends placing 3 conditions on the approval as follows: (1) the variance be approved only for this particular building as depicted on the submitted site plan. (2) the existing dense vegetative buffer along Country Club Road shall be maintained such that it effectively blocks visibility of the building from Country Club Road. (3) the proposed sheet metal siding of the building shall be dark green colored so as to blend with adjacent landscaping.

**Staff Recommendation:** Find inconsistent with the Variance Review Criteria and **deny** the request.