

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

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

June 6, 2017

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Nathan Brantley
Victoria Copeland
Nancy Hobby

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

John Hogan, III

STAFF PRESENT

Carmella Braswell
Tracy Tolley

VISITORS PRESENT

Deborah Anderson
Kenneth Anderson
Diane Denton
Edgar Denton

Lonnie Denton
Teresa Mance
Leslie Roe
Mary Roe
Stacy Rountree

Vicki Rountree
Rodney Tenery
Avia Thomas

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Chairman Strickland at 2:30 p.m. 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-2017-06 --- Rodney Tenery, Jr. on behalf of Odessa G. Denton c/o Lonnie M. Denton (5838 Clyattville Nankin Road, Valdosta)

Chairman Strickland announced the case. Mrs. Braswell stated that the applicant was asking for a variance to Section 4.04.04 (C,4) of the ULDC as it pertains to the Family Ties Land Division and a variance to Table 4.01.01(G) as it pertains to lot width requirements. The subject property consists of about 19 acres and is located on Clyattville Nankin Road, Valdosta, and is zoned E-A. In this case, the last will and testament of Odessa G. Denton divided her property in a manner that does not meet the ULDC's standards as it pertains to remnant property. The proposed division does not meet the standard that provides "the remainder of the parent parcel after creation of lots under the Family Ties Land Division process shall meet the minimum lot area requirements set forth in Table 4.01.01 (G)." Table 4.01.01 (G) provides that the minimum lot area for the E-A district shall be 5 acres. All of the proposed lots are ~3.82 acres. In addition to the Family Ties Variance, the applicant is also requesting a Variance to the minimum 210 feet lot width requirement for 2 of the proposed lots – as hatched on the schematic, one of the lots measures 200 feet and the other lot measures 163.48 feet. Rezoning was discussed with the applicant, but could potentially be riskier than asking for a variance. Regarding the minimum lot width requirement, staff is of the opinion that the lots are large enough to accommodate a private septic system and well. One of staff's concerns is setting a precedent, and the property's ability to meet the provisions of the family ties land divisions. Another consideration included the proposed subdivisions will not be out of scale or character with the existing development pattern. Ultimately, the TRC recommended approval, citing criteria "d."

Mrs. Hobby asked what the minimum width was to accommodate a well. Mrs. Braswell stated 120 feet, as required by the Health Department. Mrs. Hobby asked how the Health Department arrived at that figure. Mrs. Braswell stated she was not sure. Mrs. Hobby asked how the idea of a 5 acre requirement in E-A came about. Mrs. Braswell stated that before the ULDC, there was no family ties allowance, but the consultant came up with the idea for the requirement. Mrs. Braswell stated that staff believed that 3.8 acres blended in in this immediate area, for staff to be able to support the variance request. Mrs. Hobby asked if Ms. Denton wrote her will before the ULDC. Mrs. Braswell stated the will was done after the ULDC became effective, and that when wills were created, most attorneys were not aware of the ULDC requirements. These lots were created by deeds, and deeds were not reviewed by Zoning