

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

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

April 2, 2018

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado
Nathan Brantley
Victoria Copeland
Nancy Hobby

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

John D. Holt

STAFF PRESENT

Trinni Amiot
Matt Martin
Tracy Tolley
Debra Tulloch

VISITORS PRESENT

James Horton
Massimo Pistelli

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Chairman McCall at 2:30 p.m. and 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-2019-03 — Massimo & Cynthia Pistelli DBA Mom & Dad's Restaurant (4143 North Valdosta Road, Valdosta)

Chairman McCall announced the case. Mrs. Tulloch introduced herself as an employee of the Lowndes County Board of Commissioners Zoning Office, and stated that Mrs. Carmella Braswell, Zoning Administrator had recently retired. Mrs. Tulloch stated she hoped to serve ZBOA well. Mrs. Tulloch stated that the applicants were asking for minimum front yard setbacks on N. Valdosta Road, and Old US 41 North. The property consists of 0.75 acres, and is located at 4143 North Valdosta Road in a C-H zoning district. The applicant is proposing front and rear additions to the existing building to accommodate a walk-in cooler, freezer space, and an area to display baked goods and desserts. The first variance is for an addition of 2220 sq. ft, and is off of N. Valdosta Road, which is a collector. The ULDC requires 50 feet from the property/right of way line, and the applicant is asking for a 47 ft. variance due to the addition's being 3 ft. off of the property line. The applicant is proposing a 730 sq. ft. addition that will align with the existing building. On Old US 41 North, an arterial, the applicant is asking for a 55 ft. variance, as the ULDC requires a setback of 75 feet from the property line, and the applicant is proposing to be 20 feet from the property line. The TRC and staff reviewed this request and there were no objectionable comments to the requests.

There being no questions for staff from the Board, Chairman McCall asked if anyone would like to speak on behalf of the application. Mr. Massimo Pistelli, 4143 N. Valdosta Rd., spoke on behalf of the application. Mr. Pistelli stated he and his wife built the restaurant 33 years ago. He stated that their son decided to join them in working at the restaurant. Mr. Pistelli stated that he thought the additions and changes in the restaurant would give Valdosta something different, and continue the restaurant through their son in decades to come. Mr. Strickland asked if the addition would utilize the same materials. Mr. Pistelli stated they would utilize basically the same visual concept, and they wanted to make sure the variances were approved before they spent a lot of money towards a more definitive concept. Mr. Alvarado asked where the bakery was going to be. Mr. Pistelli stated it was going to remain across the street, but they would display baked goods in a display case in the restaurant.