

MINUTES

Valdosta-Lowndes Zoning Board of Appeals
Valdosta City Hall Annex Multi-Purpose Room
300 North Lee Street, Valdosta, Georgia
August 6, 2019 2:30 p.m.

MEMBERS PRESENT

Nathan Brantley
Victoria Copeland
Nancy Hobby
John Hogan, III

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

John Holt

STAFF PRESENT

Trinni Amiot
Tracy Tolley
Debra Tulloch

VISITORS PRESENT

Laru Painter
Ryan Peters

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-2019-09 — Tycor Farms (6734 Georgia Highway 376, Lake Park)

Chairman McCall announced the case and stated that Mrs. Hobby would recuse herself from the case. Mrs. Hobby sat in the audience. Mrs. Tulloch stated that the applicant is requesting variances to the ULDC (Lowndes County Unified Land Development Code) as follows: (1) Section 4.07.04 as it pertains to General Landscape Standards; (2) Table 4.07.06(C) as it pertains to Buffer Area Standards; (3) Table 5.02.03(B) as it pertains to the location of a chain link fence in a front yard; and (4) Section 5.02.03(G)(3) as it pertains to the maximum height of a fence in a front yard. The subject property is located at 6530 Georgia Highway 376, Lake Park, Georgia, in an R-1 (Low Density Residential, 1 acre) zoning district. The applicant is requesting a variance to both Section 4.07.04 as it pertains to General Landscape Standards and Table 4.07.06(C) as it pertains to the minimum required buffer standards. The minimum landscape and buffer requirements must encompass the applicable leased area only. The (ULDC) provides that at least ten (10) percent of the total gross land area of a development site shall be landscaped and at least four (4) shade trees per acre shall be provided, which may include existing trees, trees required for buffers or trees required for parking lot landscaping. The applicant will be leasing a land area of 31.7 acres to establish a Solar Energy Generation Facility ("Solar Farm"). A commercial use of this nature will necessitate compliance to the general landscape requirements; specifically, a land area of 138,085 square feet of ground cover will be required as well as a minimum of 127 trees. Likewise, a 30 foot wide buffer will be required along the eastern and southern lot lines of the two existing lots on the eastern side of the leased area. The shared eastern lot line is a distance of 744.01 linear feet and requires a minimum of 30 trees and 186 shrubs per 100 linear feet. The south lot line of the second parcel (rear yard) is a distance of 455.66 linear feet and requires a minimum buffer yard of 18 trees and 114 shrubs per 100 linear feet. Subsequently, the ULDC will require a minimum of 25% of the required trees are canopy trees; thus, a total of 32 canopy trees and 95 shade trees are required and 300 shrubs. The applicant is