



ZBOA Agenda Item #1

JUNE 6, 2023

Variance Request by Mac Mackey File # APP-2023-02

Mac Mackey is asking for a variance to LDR Section 210-3 (J)(2)(ii) as it pertains to the Urban Commercial Corridor Overlay District Exterior Building Materials in a C-H (Highway Commercial) zoning district. The subject property is located at 3111 N. Oak Street Extension in Valdosta.

The property currently contains a commercial business (SL Sausage Company). This property is in the Urban Commercial Corridor Overlay District. The Overlay District is supplemental to the underlying zoning district classifications established in the City of Valdosta Land Development Regulations governing all properties and permits within this Overlay District. The provisions shall be imposed in addition to said underlying zoning regulations and other ordinances of the City of Valdosta. Chapter 210-3 (D) outlines activities that are exempt from the development requirements of the Urban Commercial Corridor Overlay District. Construction, rehabilitation, restoration, repair of a non-residential structure, interior renovations or interior finishes within an existing structure, or an addition to an existing non-residential structure that was permitted prior to the enactment of this Section shall not be subject to the provisions of this Urban Commercial Corridor Overlay District, provided that such construction is on a lot of record and does not affect a change to more than 20% of the existing gross floor area of a permitted structure or 2,000 gross square feet, whichever is less.

The UCCOD regulations list materials prohibited in exterior walls. The variance requested specific to this project is listed as, "Metal siding on wall surfaces facing and plainly visible from a street or customer/visitor parking lot. Metal siding components that are clearly decorative and incidental to the wall of the building, are not included in this prohibition." The purpose of the Urban Commercial Corridor Overlay District is to create an attractive streetscape that is aesthetically appealing and will encourage pedestrian-oriented businesses and activities.

Attached for your review and consideration are location and aerial maps of the subject property, photos of the property, and the Urban Commercial Corridor Overlay District Regulation (6 pages total).

The applicant has improved the façade from their request for an appeal in December of 2022. Attached are the photos from then and now to show the difference in their improvements.

Variances are intended to relieve situations in which strict application of the regulations prohibits reasonable development or usage of the property.

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