

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

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

April 4, 2017

2:30 p.m.

MEMBERS PRESENT

Paul Alvarado arrived at
2:37 PM
Nancy Hobby
John Hogan, III
Dr. Willie Houseal

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

Nathan Brantley

STAFF PRESENT

Ted Bilak
Carmella Braswell
Tracy Tolley

VISITORS PRESENT

Kenneth Berrian
Cary Brown

Brad Folsom
Gary Moser
Marjarie Price

Wendell M Price
Sandra Washington

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-2017-04 --- GDB Capital Group, LLC Don Brotherton (6776 Clyattstone Road, Hahira)

Mrs. Braswell stated that GDB Capital Group, LLC, is requesting a variance to the lot frontage/lot access requirement. The subject property, located at 6776 Clyattstone Road, consists of 2.697 acres and is zoned R-1. Sections 4.04.03(D) and 6.01.02(D) provide that lots shall have frontage and access to public streets. Staff determined after reviewing a new survey of the property that the surveyed property did not meet the current minimum standards for frontage/access. Therefore, a variance is being requested to the lot frontage/lot access requirement. The property is accessed through a twenty foot ingress/egress easement and dirt path that has been used for many years. To staff's knowledge, no records/documents have reflected any previous variances to the County's lot frontage/access requirements. Additionally, there is no record of staff's review of the original recorded survey plat depicting the subject property. Ultimately, the TRC recommended approval with no conditions. The following factors were considered—the variance request is not a result of action by the applicant, the variance does not appear that it will cause substantial detriment to the public good, and the subject property does have a recorded ingress/egress easement for access purposes.

Mrs. Quarterman asked if the easement relieved the requirement for public street frontage. Mrs. Braswell stated it did not.

There being no further questions from the Board, Chairman Strickland asked if anyone would like to speak on behalf of the application. Mr. Gary Moser, 1706 N. Patterson Street, spoke on behalf of the application. This property was split up into this configuration in approximately 1978. The property fell into despair, and Mr. Moser's client bought it at a tax sale to try to revive it. Chairman Strickland asked what the intent of the property was to be. Mr. Moser stated his client intended it to be a residential property. Chairman Strickland asked if it would be maintained so that emergency vehicles could access it. Mr. Moser stated that if the Board required it, they would do so.

Chairman Strickland asked if there was anyone else in support of the application. No one spoke. Chairman Strickland asked if there was anyone to speak in opposition to the application or if anyone had questions. Mr. Kenneth Berrian, 6711 Clyattstone Road, asked if the variance was for one residential unit or for two. Chairman Strickland stated that the request in front of them was for one lot, and that if they wanted any additional parcels/houses, they would need additional variances. Mr. Moser stated it was not the intent of his client to