

subdivide. Chairman Strickland asked if there had been any contact to Mrs. Braswell's office. Mrs. Braswell stated she did get a couple of calls and their concerns were a potential subdivision.

There being no further questions, Chairman Strickland opened the floor for a motion. Dr. Houseal made a motion to approve the request as presented, citing criteria "D" and "H" with the requirement that emergency vehicles be able to utilize the access. Mr. McCall seconded the motion and it was called and carried unanimously (6-0 vote).

Agenda Item # 3: APP-2017-01 --- Valdosta Country Club (3500 Country Club Rd, Valdosta)

Chairman Strickland stated that Mrs. Hobby would abstain from discussion and voting on this item due to a conflict of interest. Mrs. Hobby left the Board table and sat in the back of the audience.

Ms. Tolley stated that that Valdosta Country Club, 3500 Country Club Road, is proposing to build a 65.3 ft by 127 ft metal building for golf cart storage. The subject property consists of 338 acres and is zoned mostly R-15 with a small portion of C-C. Section 214-7 of the LDR requires that metal buildings, in every zoning district other than M-1 and M-2, be clad with something (such as brick, stone, stucco, or wood) other than metal siding on the elevation facing the front yard and ten feet back on either side to avoid the appearance of industrial looking buildings in non-industrial zoning. The applicant is requesting a variance to leave the metal siding exposed on all sides of the building. Plans have been submitted, which show split face masonry units being utilized to cover the appropriate elevations so that construction can start while the variance is being reviewed. If the variance request is approved, the applicant is proposing to keep the existing landscaping (and add some additional plantings) along Country Club Road and utilize green-colored metal siding to help further buffer the appearance of the building. Staff reviewed the request, and did not find hardship beyond design's control to recommend approval, and therefore recommends denial of the variance. However, if the Board recommends approval of the variance, staff recommends approval with three conditions—that the variance be approved for only this building as shown on the submitted site plan, that the existing dense vegetative buffer along Country Club Road shall be maintained, and that the proposed sheet metal siding of the building shall be dark green colored.

Mr. McCall asked if plans had been approved with the building being clad with split-face masonry units. Ms. Tolley stated that was true, that the front of the building and ten back on each side would be covered with split-face masonry units, but the rest of the building would be metal. Mrs. Quarterman asked if the building was built in the C-C portion, would these particular regulations apply? Ms. Tolley stated yes, they would. Mr. McCall stated that the metal side of the building would still be visible from the entrance. Ms. Tolley stated that the regulations mandated the front and 10 feet back on each side be covered. Mrs. Quarterman stated that if the property had been a property that wasn't so big, like on St. Augustine, the metal sides wouldn't be as visible. Mr. Alvarado stated this was the back of the building, as golf carts would be pulled in the front of the building, which faced the interior of the club property. Mr. Alvarado asked why the club didn't brick the entire building. Ms. Tolley stated that was a question best posed to club representatives. Dr. Houseal asked if there was a meeting of the minds regarding the proposed conditions. Ms. Tolley stated that she had emailed the staff report to the contact persons, and that Mr. Matt Martin, Planning & Zoning Administrator, had talked to the contact persons, but she was unaware of whether the representatives were in accordance with the conditions. Mr. McCall asked if the whole building was wrapped. Ms. Tolley stated it was not, just the front and ten feet back on each sides as required. Mr. Alvarado asked how tall the building was. Ms. Tolley stated she was not sure.

There being no further questions for staff, Chairman Strickland asked if there was anyone who would like to speak on behalf of the application. Mr. Brad Folsom, 2611 N Patterson, President of the Valdosta Country Club, spoke on behalf of the application. Mr. Folsom stated that metal buildings were allowed, but the front elevations and a portion of each adjacent side were required to be clad with another material in non-industrial districts. Mr. Folsom stated that there were previously trash dumpsters where this building is going, and a strip of dense vegetation along the road, between the site and the road. Mr. Folsom stated that, by right, they could have placed bright pink vinyl siding on the building and left the trash dumpsters on site, but they are trying to make the site better. They have spoken to most of the residents along Country Club, and most of those residents are in support of the project. Mr. Folsom stated they intended to use trees like Leland cypress to further landscape the property. Mr. Folsom stated that he understood that on the original application, it stated that the building would be green metal, but that for no additional cost, they could order a darker gray that matched the current buildings' color, so that is what they ordered. Mr. Folsom stated he would appreciate if that was not a condition of approval, but they did intend to buffer the building with landscaping. If they were required to façade with another material, it could be another five to eight thousand in expenses for no purpose.