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## MINUTES

Valdosta-Lowndes Zoning Board of Appeals  
Valdosta City Hall Annex Multi-Purpose Room  
300 North Lee Street, Valdosta, Georgia  
September 10, 2019 2:30 p.m.

### MEMBERS PRESENT

Nathan Brantley  
Nancy Hobby  
John Hogan, III  
John Holt

John "Mac" McCall  
Gretchen Quarterman  
Allan Strickland

### MEMBERS ABSENT

Victoria Copeland

### STAFF PRESENT

Trinni Amiot  
Tracy Tolley  
Debra Tulloch

### VISITORS PRESENT

Dean Dasher  
Thomas Ley

### 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. Mrs. Tulloch stated that the applicant is requesting a variance to Table 5.02.01(D)(8) as it pertains to setback standards for accessory structures (side-yard/North lot line). The subject property is located at 4349 McMullen Drive, Valdosta, Georgia, in an R-1 (Low Density Residential, 1 acre) zoning district. Table 5.02.01(D)(8) of the ULDC requires that accessory buildings in residential zoning districts have the same setback as required for the principal structure from side property lines. The Lowndes County ULDC provides that setbacks for accessory structures in residential zoning districts from side-yard property lines shall be the same setback as required for the principal structure. In this case, the R-1 zoning district requires a minimum side-yard setback of twenty feet (20'). Mr. Ley states that he cannot place the structure on or near the southern lot; line due to the existing mature trees and their well is also situated on or near said lot line. As such, he proposes to erect a 16' x 40' = 640 square feet opened metal carport to house his 2019 Jayco truck camper. According to Mr. Ley, the camper currently sits six feet (6') off the northernmost property line. In an effort to meet the ULDC requirements as it pertains to side-yard setbacks, the structure will be erected within a portion of the parking area of their existing paved driveway. Therefore, a variance of fourteen feet (14') to the minimum side-yard setback for an accessory structure within an R-1 zoning district is requested. The TRC (Technical Review Committee) reviewed the variance request and provided no objectionable comments. Mrs. Tulloch stated that the neighbors had signed a letter of support for the applicant.

Chairman McCall asked if there were any questions for staff. Mr. Brantley asked if the property owner to the north had signed the letter of support. Mrs. Tulloch stated that particular property owner was in attendance today. Vice-Chairman Strickland verified where the property line was on the map. Mr. Thomas Ley, 4349 McMullen Drive, clarified where the accessory structure would be placed, as well as where the well house was.

There being no further questions for the applicant, Chairman McCall asked if anyone else would like to speak in support. Mr. Dean Dasher, 4371 McMullen Drive, spoke in support of the application.