

MINUTES

Valdosta-Lowndes Zoning Board of Appeals

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

January 7, 2020 2:30 p.m.

MEMBERS PRESENT

Nathan Brantley
Victoria Copeland
John Holt

John "Mac" McCall
Gretchen Quarterman
Allan Strickland

MEMBERS ABSENT

Nancy Hobby
John Hogan, III

STAFF PRESENT

Matt Martin
Tracy Tolley
Debra Tulloch

VISITORS PRESENT

David Bridges
Judy Bridges
Deb Cox
Don Cox
Gregg DiMascio
Elena Edgeworth
Jim Harrell
Cal Huxford

Ashley McLeod
Jonathan O'Connor
Anthony Rowe
Lawton White
Mickey Williamson

Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Chairman McCall. 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.

CITY OF VALDOSTA CASE

Agenda Item # 2: APP-2019-09 — Lawton White (318 Eager Road)

Chairman McCall announced the case. Ms. Tolley explained that Mr. Lawton White was requesting a PELUC (Previously Existing Land Use Conformity Certificate) to re-establish a duplex in a Single-Family Residential (R-15) district. The property is located at 318 Eager Road and consists of 1.50 acres. The property contains a single family residence of about 2700 square feet and a duplex of about 2160 square feet total. The property was annexed into the City limits in 2006 with the single family residence and the duplex; the duplex has not been utilized within the past year, and due to that, the duplex has lost its nonconforming status. The only way to be able to utilize it again as a duplex is one of two ways—either to rezone to R-M, or to apply for the PELUC. Staff recommended the PELUC. The applicant is proposing no changes to the site or structures other than interior renovation. Given the circumstances, staff recommends approval of the request with two conditions—that the duplex building may not be enlarged or expanded and shall not be occupied by more than two residents each (for four residents total), and the existing vegetative buffer in the rear yard along the northern and eastern property lines shall remain undisturbed.

Chairman McCall asked the Board if they had any questions. Mr. Brantley asked if staff knew when the duplex was last utilized. Ms. Tolley stated she was unaware when the duplex was last occupied, but it had been longer than a year. Mrs. Quarterman asked what the reasoning was for the condition to limit the number of occupants for the duplex to two per unit. Ms. Tolley stated it was to try to minimize the impact of a duplex on the property so it would not function as a multi-family complex. Mrs. Quarterman asked what the zoning of the adjacent property was. Ms. Tolley stated it was PRD-10. Mr. Martin stated the colors were similar to what the zoning map was showing, but it was actually R-10.