

# 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.