

MINUTES

Valdosta-Lowndes Zoning Board of Appeals
*Valdosta City Hall Annex Multi-Purpose
Room 300 North Lee Street,
Valdosta, Georgia*

Tuesday November 5, 2024, 2:30 p.m.

MEMBERS PRESENT

John “Mac” McCall
Allen Strickland
Keith Godfrey
Victoria Copeland
Nathan Brantley
Nancy Hobby
Marion Ramsey

MEMBERS ABSENT

John Hogan

STAFF PRESENT

Lauren Hurley
Margaret Torres
Matt Martin

VISITORS PRESENT

Kevin Tourlinger w/ MSIS Inc
Ron Wayne w/ MSIS Inc.
Matt Inman w/ AES
Jerry Stoker w/ Stoker Development
Jack Langdale w/ Dover, Miller, Karras, Langdale & Brantley P.C.
Taylor Thomas Young w/ Dover, Miller, Karras, Langdale & Brantley P.C

CALL TO ORDER

John “Mac” McCall

Calling of meeting to order at 2:30 p.m. and explanation of meeting process to all those in attendance.

CITY OF VALDOSTA CASES:

APP-2024-09-Park Hawthorne Development, LLC (E. Park Avenue) Request for a Variance to LDR Section 214-1, Table 1, as it pertains to Minimum Lot Width in the R-P (Residential Professional) Zoning District for Single-Family Attached. The subject property is located on E. Park Avenue in Valdosta GA (all or part of Tax Parcel 0154-001).

Lauren Hurley presents case stating that the applicant is requesting a variance to the 25ft lot width. They are proposing 79 townhouse dwellings with lot width of 24ft instead of 25 ft. She stated that there is no hardship, but that the city has been discussing amending the LDR to allow for future development of other such dwellings. She stated that they are recommending approval as this is only for 1 ft difference and it does not cause any problems for surrounding development.

Nancy Hobby asked when the city was looking to amend the LDR. Lauren stated that it is something that is being discussed and that Ben O'Dowd the City Engineer had commented on this case recommending they amend the current LDR.

Nancy asked if the City Engineer was leaning toward approval. Lauren stated that he was.

Chairman McCall asked if there were any more questions for staff. He then asked if the applicant or representation would like to speak.

Matt Inman with AES stepped to the podium and showed elevation & floor plan drawings to the board. He stated that construction standards were not normally 25ft width. He stated that building materials usually come in 4 ft and 8 ft widths which would make 24 ft easier and that if they were to have to build 25ft in width, that would be added construction costs.

Nancy Hobby asked what the square footage of each unit was. Jerry Stoker the developer stepped up and stated that each was 1700 heated.

Nancy asked if each had a 2-car garage and Mr. Stoker confirmed there was.

Chairman McCall asked if there was anyone else in support or opposition of the case. He then asked if anyone would like to make a motion.

Nancy Hobby made a motion to approve as presented. Nathan Brantley seconded the motion.

Vote: Unanimous 6-0

*Nathan Brantley recused himself from the second case

APP-2024-10-Medicare Supplement Insurance Services, Inc. (3250 N. Valdosta Road) Request for a Variance to LDR Section 230-9 as it pertains to Sign Standards in the C-H (Highway Commercial) Zoning District. The subject property is located at 3250 North Valdosta Rd in Valdosta GA (all or part of Tax Parcel 0109D-014).

Lauren Hurley presents case stating that the applicant is requesting a sign on their street frontage. The LDR only allows 1 freestanding sign per street frontage and also

not within 500 ft of another sign. The other property owner Bank OZK has a freestanding sign that would be approximately 260 ft from the proposed location.

Nancy Hobby asked how close the sign was at the adjacent property North of this. Lauren showed her on the printout where the proposed sign would be in respect to the adjacent property and those surrounding and that it would be closer to the adjacent property than that of the Bank OZK sign.

Allan Strickland asked if this was multiple lots or if this was multiple tenants on one lot. Lauren stated that it was 2 lots and 2 tenants. Allan stated that he thought that the parcel was originally owned by Park Avenue Bank and then it was acquired by Bank OZK.

Chairman McCall asked if there were any other questions for staff. Then asked if the applicant or representation would like to speak.

Jack Langdale gave a short history of the business and stated that MSIS was not aware when they purchased the property of the easement for the Bank OZK sign or of the City regulations that would not allow them to have a freestanding sign. He stated that they had done measurements of the signs going all the way down to Country Club and found that about 68% of them were less than 250 ft of each other. He stated that his client only has a small sign by their building and would like the opportunity to have a sign to let their clients know their location by erecting a freestanding sign.

Chairman McCall asked if there were any questions for them. He also asked if there was anyone in support or opposition who would like to speak.

Chairman McCall then asked if the upcoming round-a-bout project would be cutting into the property where Bank OZK parking lot is and would they be required to move or remove their sign.

Kevin and Ron with MSIS Inc stated that they had recently moved and changed the sign that they had previously, and it had been moved back on the property.

Nancy Hobby then asked if the only signs they the very small signs at the entrance to the building had were.

Ron Wayne stated that they were and that one was in not very good shape and would be removed if they were granted the variances.

Chairman McCall asked if there were any other questions. He then asked if anyone would care to make a motion.

Allan Strickland made motion to approved as presented. Marion Ramsey seconded the Motion.

Vote: Unanimous 5-0

OTHER BUSINESS:

Meeting Minutes:

Review of September minutes.

Motion to accept minutes as presented by Allan Strickland. Seconded by Nathan Brantley. Vote 5 in favor, 1 abstained

Attendance Review:

John Hogan was absent. Had other obligations.

Lauren stated that she would be sending out schedule for next years' ZBOA work sessions and meetings. She stated that John Hogan's was up for renewal, but he is in the County. None in the City are up for reappointment.

Adjournment:

Meeting adjourned at approximately 2:52pm



John "Mac" McCall, Chairman

2-4-25

Date