

MINUTES

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

Tuesday April 1, 2025, 2:30 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

John Hogan
Marion Ramsey

STAFF PRESENT

Lauren Hurley
Margaret Torres
Trinni Amiot
JD Dillard

VISITORS PRESENT

Joe Marshall (homeowner)
Josie Strickland (homeowner)
Samantha Jones (RaceTrac)

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-2025-05-Joe Marshall Sr. (2401 N. Barack Obama Blvd.) Request for a Variance to LDR Section 214-3 & 214-6 as it pertains to a fence in the R-10 (Single-Family Residential) Zoning District. The subject property is located on 2401 N. Barack Obama Blvd. in Valdosta GA (all or part of Tax Parcel 0151C 060).

Lauren Hurley presented case as homeowner is requesting variance to the fencing regulations. He has erected a fence that is too tall and is encroaching on the intersection. Current regulations state that the fencing in the front yard cannot be taller than 4 ft in height.

Chairman McCall asked for clarification of the LDR if it states 15ft from the corner or from the property line.

Lauren states it is from the corner. The fear is of the fence blocking visibility. If brought down to the 4 ft it would comply with standards. She stated that staff recommends denial.

Chairman McCall asks for clarification on the front. Asks for definition for the actual corner.

Lauren stated that he would need an actual survey of the property to confirm the property lines.

Chairman McCall asked if the fence could be moved and meet regulations. He then asked if the recommendations were to meet the 15ft setback and reduce the height of the fence.

Lauren stated that it was.

Chairman McCall asked if someone would need to go out and let him know where.

Nancy Hobby asked if someone from the City went out, could they tell him where.

Lauren stated that he would need a boundary survey to determine where the actual property line is.

Allen Strickland stated that a surveyor would be able to find the pins.

Nathan Brantley stated that if ROW has been taken, we would have to research how.

Nancy Hobby asked if someone knows about the cut off piece at the corner.

Lauren stated that would be an Engineering question.

Chairman McCall stated that there is a traffic aspect. There is a fence that is in the ROW and we cannot allow a fence in the ROW. He also stated that the board can give a variance to the height of the fence but cannot rule on the corner.

Nathan Brantley stated that without a survey, you cannot tell.

Lauren stated that as it is now, it is an interference with the corner.

Nancy Hobby stated that the subdivision plat should show the ROW

Nathan Brantley stated that it could have been cut out later.

Allen Strickland stated that it will require a survey and have pins marked.

Chairman McCall stated that they can offer a variance to height and moving further back and cut down, but they cannot do that without a survey.

Lauren clarified the 4ft height requirement in the front.

Nathan Brantley asked what the height is now.

Lauren stated that it is 6-8 ft now.

Chairman McCall asked if it was both sides.

Mr. Joe Marshall came to the podium and stated that he bought the property almost 30 years ago. He stated that he is a disable veteran and is afraid of drug dealers and is just trying to protect his property.

Chairman McCall asked if the fence is on the property line.

Mr. Marshall stated that it is further back than the previous fence that he had.

Chairman McCall stated that he understands the justification but cannot make a decision on what to give him without the property lines being staked. He asked the homeowner if he would be willing to table it and come back for a decision.

Mr Marshall stated that he is willing to work with the City.

Chairman McCall asked if there were any other questions. He then asked for a motion.

Nathan Brantley asked how the City determines where a fence goes.

Nancy Hobby asked if the City measures with a tape.

Lauren stated that it was never a question of the fence being outside the property line.

Allen Strickland made a motion to table to the next meeting so that Mr. Marshall can have a survey and plat marking the corner, fence location and the house to accurately determine where the fence needs to be and make sure that it is not in ROW.

Nancy Hobby asked if they can just mark the pins

Nathan Brantley asked if they can just be flagged and pinned

Lauren stated that she does not think the fence is outside the property line. The only thing in question is the corner.

Chairman McCall stated that they would not know until a survey is done and pins are marked.

Nancy Hobby seconded the motion made by Allen Strickland. Vote: 3 in favor, 2 against. Tabled

APP-2025-06-Woodlawn Forrest Church of Christ (1515 N. Barack Obama Blvd.)
Request for a Variance to LDR Section 230 at it pertains to Variable Message Board in the R-6 (Single Family Residential) Zoning district. The subject property is located on 1515 N. Barack Obama Blvd. in Valdosta GA (all or part of Tax Parcel 0155A 096).

Lauren Hurley presented case as request for variance to the LDR section 230 for them to replace the existing monument sign with a variable message board sign in R-6 zoning. Applicant is requesting a slightly larger sign than the existing.

Nancy Hobby asked what the size of the current sign is.

Lauren stated that it is not much smaller than the proposed, but they are using the same base that is there.

Nathan Brantley clarified that they needed a variance for a variable message board.

Lauren stated that the church has stated that they will turn the sign off at night.

Allen Strickland stated that there are regulations on how bright the sign can be.

Chairman McCall asked if there were any other questions for staff. He then asked if there was anyone representing the applicant who would like to address the board. No one present. He then asked if there was anyone present in opposition. No one stepped forward. He asked staff if their office was contacted. Lauren responded that there was not. He then asked if anyone would like to make a motion.

Nancy Hobby made motion to approve as presented. Victoria Copeland seconded the motion. Vote: 4 in favor, 1 opposed.

LOWNDES COUNTY CASES:

VAR-2025-02-Race Trac Valdosta (4541 North Valdosta Road) Request for a Variance to sections in Chapter 9 of the ULDC as it pertains to nonconforming lots, structures, and used and sections in Chapter 04.07.07 as it pertains to tree and vegetation protection. The subject property is located at 4541 North Valdosta Road (all or part of Tax Parcel 0055 023).

Trinni presented the case for the new Race Trac gas station. They are requesting variance to the regulations on how many trees can be removed and how many must be replaced on site. She stated that they recently went through some amendments for the tree bank and because they were mid-project, they are allowing them some relief to the new regulations.

JD Dillard discussed with staff what the new policies are about number of trees and shrubs and how those are required to be paid into the tree bank with the board. Chairman McCall had questions about percentages and Nancy Hobby had questions about what trees were included in the regulations. He also stated that they are allowing Race Trac some relief because they started the project prior to the new policies being put into place.

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

Samantha w/ Race Trac stated that she agrees with the County recommendations and has no problem with what they are proposing.

Nathan Brantley asked how much it was costing them

Samantha stated that it is \$8,000-\$10,000 for the survey and additional visits, but that it was much less than other jurisdictions she has dealt with before.

Chairman McCall asked if there were any further questions for the applicant. He then asked if anyone would care to make a motion.

Nancy Hobby made motion to approve siting criteria D. Nathan Brantley seconded motion. Vote Unanimous 5-0.

Review of Meeting Minutes:

Staff presented with minutes from March meeting.

McCall asked if anyone would like to make any changes. He then asks for a motion.

Allen Strickland made motion to approve meeting minutes as presented. Keith Godfrey seconded motion. Vote: 5-0 approved.

OTHER BUSINESS:

Attendance Review:

John Hogan-personal business-excused

Marion Ramsey-working out of town-excused

Adjournment:

Meeting adjourned at 3:40p.m.



John "Mac" McCall, Chairman

5-6-25

Date