

MINUTES

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

Tuesday April 7, 2026 2:30 p.m.

MEMBERS PRESENT

John “Mac” McCall
Keith Godfrey
Nancy Hobby
Nathan Brantley
Travis Cox

MEMBERS ABSENT

Victoria Copeland
Marion Ramsey
Allan Strickland

STAFF PRESENT

Margaret Torres
Trinni Amiot
David Henry
JD Dillard
Mindy Bates
UnDrea Dimock

VISITORS PRESENT

Lyle Ryman
Danny Spell
Christa Lloyd
Raymond Bland
Trevor Shaw

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-2026-03-Budd Billboards LLC-(1602 Norman Drive) Request for a Variance to LDR 230-9 (e)(f) as it pertains to Billboard Standards in the C-C (Community Commercial) Zoning District. The subject property is located at 1602 Norman Drive in Valdosta GA (all or part of Tax Parcel 0084C 003A).

Margaret Torres presented the case to the Board. This case was tabled at the last regular meeting. Budd Billboards, LLC. is seeking a variance that would allow them to install a variable message board. Margaret Torres explained the distance requirement between variable message boards. She also explained that for each variable message board erected, four faces from a static billboard along with their supporting structures must be removed. Margaret Torres also explained that the removal of faces and the supporting structures were considered as cases arise and that there is no bank of

removed faces. She also explained that removed faces and supporting structures must not be reinstalled.

Margaret Torres explained that staff recommended denial due to the distance requirement found in the LDR.

Lyle Ryman addressed the board on behalf of Budd Billboards, LLC. Lyle Ryman stated that Budd Billboards agreed to remove the required sign faces. He also stated that Budd Billboards is not doing this for the money.

Nathan Brantley asked if Budd Billboards was going to remove the top two faces or the bottom two faces. Lyle Ryman stated that he was going to remove the top two faces. He also stated that the supporting structure would be removed.

Travis Cox asked if Budd Billboards has a timeline for removing the other sign faces. Lyle Ryman stated that it would take three to six months.

Mac McCall stated that if a motion were granted, the old sign faces would need to be removed before the new one could be installed.

Nathan Brantley clarified that Budd Billboards was only seeking a variance related to the distance requirement. Lyle Ryman stated that this was correct.

Nancy Hobby asked Margaret Torres if the LDR required Budd Billboards to take down the supporting structure of a sign face. Margaret Torres stated that it did.

Mac McCall asked if anyone was present that was in opposition to the case. There were none. Mac McCall asked Margaret Torres if her office was contacted. She stated that there were only comments from the original hearing. No new comments since it was tabled. The comments received were against the variance.

Nathan Brantley made the following motion:

Approve variance only as it relates to the distance requirement in LDR 230-9(6)(f) with the following conditions:

The top two faces and any portion of the structure extending above the bottom face at 1602 Norman Drive be removed.

The entire sign structure and all faces at 109 Hemlock Street be removed.

The top two faces and any portion of the structure extending above the bottom two faces at 108 South St. Augustine Road be removed.

The top two faces and any portion of the structure extending above the bottom two faces at 1203 South Patterson Street be removed.

The removals must take place before the installation of the variable message board.

Nancy Hobby seconded the motion. Motion carried 4-0.

LOWNDES COUNTY CASES:

VAR-2026-03- Shaw Hwy 84 Project (2533 US Hwy 84W). Request for Variance to Chapter 4 of the ULDC as it pertains to site design standards. The subject property is located at 2533 US Hwy 84W, Valdosta GA 31601 (All or part of Tax Parcel 0089-085).

JD Dillard presented the case to the Board. He explained that the applicant was requesting multiple variances. The subject property totals 3.76 acres and is Zoned for Commercial use. This land tract is located at 2533 US HWY 84 W, approximately 1 mile west of the HWY I 75 exit ramp. The adjacent property to the immediate West is Dollar General, Parcel # 0089 085A. Directly to the East is Atlanta Gas Light Company, Parcel # 0087 138. A small tract that borders the Southeast corner of this property is owned by South Georgia Natural Gas, and totals .01 acres, parcel 3 0089 084.

The subject property currently has an existing utility easement on the Eastern border, with a rectangular shaped, chain link fence, located on the South Eastern border encompassing an area of less than .074 acres. No other structures are existing on this property. The applicant is requesting a variance to 4 specific areas within the ULDC, that currently interfere with a reasonable, developmental plan of use for this site.

Tract 1

Requesting a variance to ULDC 4.02.01 C.1: LOT Width 250'.

Requesting a 45% reduction.

Requesting a variance to ULDC 4.02.01 C.4: Raised Parking Lot Island for Every 4 Rows of Parking.

Requesting a Waiver of this Requirement due to Space Constraints.

Tract 2

Requesting a Variance to ULDC 4.02.01 C.1: Lot Width 250'.

Request a 62% Reduction

Requesting a variance to ULDC 4.02.01 C.4: Raised Parking Lot Island for Every 4 Rows of Parking.

Requesting a Waiver of this Requirement due to Space Constraints.

Requesting a Variance to ULDC 4.01.02 E: Side Yard Setback 20'

Requesting a 50% Reduction

Tract 3

Requesting a variance to ULDC 4.02.01 C.1: Lot Width 250'.

Requesting a 79% reduction.

Requesting a variance to ULDC 4.02.01 C.4: Raised Parking Lot Island for Every 4 Rows of Parking.

Requesting a Waiver of this Requirement due to Space Constraints.

Requesting a Variance to ULDC 4.01.02 E: Side Yard Setback 20'

Requesting a 50% Reduction

Tract 4

Requesting a Variance to ULDC 4.04.03 D/6.01.02 D1 C.1: 60' Frontage on Paved Public Street.

Requesting a 79% Reduction

The TRC staff considered this request and ultimately rendered a split vote, citing the need for multiple variances is beyond a reasonable amount of relief.

Mac McCall expressed concerns that the Board was being asked to grant a lot of variances in one case. He asked if this project would typically go through the planning board.

Trevor Shaw addressed the Board. He explained his request for variances including his desire not to proceed with a planned commercial development.

Mac McCall asked if there were any other speakers in favor. There were none. He asked if there were any speakers in opposition. There were none.

Mac McCall asked if there were any motions.

Nathan Brantley motioned to approve the variances as presented citing criteria D. Keith Godfrey seconded the motion. Motion carried 4-0.

VAR-2026-04- Christa Spell Lloyd (3933 Sportsman Cove Rd) Request for Variance to Chapter 4 of the ULDC as it pertains to site design standards and Chapter 5 as it pertains to the standards for accessory and temporary uses. The subject property is located at 3933 Sportsman Cove Road, Lake Park GA 31636 (All or part of Tax Parcel 0170-146).

Trinni Amiot presented the case to the Board. She explained that the applicant was given temporary housing by FEMA. FEMA provided the applicant with a single-wide mobile home. The applicant placed the mobile home on the property. The zoning district requires a double-wide mobile home. The mobile home that is on the property is not facing the correct direction. The property also has code violations.

Nancy Hobby clarified that the zoning district only allows double-wide mobile homes.

Nathan Brantley asked what was on the land prior to the hurricane. Mindy Bates stated that there has not been a structure on the land in many years.

Mac McCall asked if there were open code violations. Mindy Bates confirmed present code violations. Mac McCall then clarified that no proposed motion at this meeting will resolve the separate code violations.

Christa Lloyd addressed the Board. She explained that there are seven other single-wide mobile homes in the surrounding area. She said that she is willing to move the mobile home so that it faces the correct direction.

Mac McCall asked if there was anyone else present in support. Raymond Bland addressed the Board. He said that he is not opposed. He also thinks the neighbors do not oppose the variance.

Mac McCall asked if there was any one in opposition to the variance. There were none.

Mac McCall asked Trinni Amiot if her office was contacted. She stated that she received three to four comments in opposition.

Mac McCall asked for motions. Travis Cox motioned to approve the variance. Nathan Brantley seconded the motion. Motion carried 3 yeas – 1 no.

OTHER BUSINESS:

Approval of previous minutes:

The minutes from the April 7, 2026, meeting were reviewed by the board members. Keith Godfrey motioned to accept the meeting minutes as presented. Nancy Hobby seconded the motion. Vote: 3 yeas – 2 abstentions.

Attendance review:

Victoria Copeland was excused for personal reasons.

Allan Strickland was excused for personal reasons.

Marion Ramsey was excused due to work obligations.

Mac McCall introduced the Board's new member, Travis Cox.

Adjournment:

Meeting adjourned at 3:57 p.m.



John "Mac" McCall, Chairman

5-5-76

Date