

## **MINUTES**

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

**Tuesday June 3, 2025, 2:30 p.m.**

### **MEMBERS PRESENT**

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

### **MEMBERS ABSENT**

Marion Ramsey  
Allan Strickland

### **STAFF PRESENT**

Lauren Hurley  
Margaret Torres  
Trinni Amiot

### **VISITORS PRESENT**

Rev. Ronald Jackson Sr (Homeowner)  
Rev. Sharon Anita Jackson (Homeowner)  
Maurice Jackson (Homeowner)

### **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-2025-09-Ronald F. Jackson** (211 Stella St.) Request for a PELUC in the R-10 (Single-Family Residential) Zoning District. The subject property is located on 211 Stella Street in Valdosta GA (all or part of Tax Parcel 0086D 027).

Lauren Hurley presented case of Ronald F. Jackson is requesting approval for a Previously Established Land Use Conformity (PELUC) certificate to re-establish a manufactured home in a

Single-Family Residential (R-10) zoning district. The subject property consists of 0.65 acres and is located at 211 Stella Street, which is along the east side of the road about halfway between Larue Street and Blanton Drive. The property contained a 1320 square foot mobile home prior to Hurricane Helene. The existing mobile home was a grandfathered-in nonconformity as a manufactured home is not allowed by right in the R-10 zoning district. With the assistance of FEMA, Mr. Jackson has been able to replace his home with a new double wide manufactured home. The applicant is wanting to formally re-establish this manufactured home as a single-family dwelling.

The subject property was part of the citywide "islands annexation" case that became effective in 2006. At the time of annexation, the property was zoned R-10 in Lowndes County, and it already contained the manufactured home.

Under the current Land Development Regulations, a manufactured home is only allowed by Conditional Use Permit in the R-6 zoning district. This property is zoned R-10, so to re-establish the manufactured home as the dwelling unit on the property, the applicant can either apply for a PELUC or rezone the property to R-6 and then acquire a Conditional Use Permit. City staff would not recommend approval for spot zoning. In this case, PELUC enables the applicant to use the property in its previously (permitted) state.

PELUC certificates offer an opportunity to reestablish a nonconforming use that was legally operating on January 1, 2009, when the LDR became effective. PELUCs can only authorize the last legally nonconforming use, "IF" it was legally operating at the time the LDR became effective. If the PELUC is granted, the property may not be utilized for another nonconforming use. Also, if the use for which a PELUC was granted, ceases for a period in excess of 12 months, it shall be deemed a voluntary abandonment of such certificate.

The applicant is proposing a new double wide manufactured home (photos attached-1898 sq. ft.). The property will be held to standard setbacks and permitting requirements. The property is surrounded by other single-family dwellings, many of which are manufactured homes that are also grandfathered in nonconforming structure.

Lauren Hurley states that staff recommendation is that they find it consistent with the PELUC Review Criteria and approve the PELUC certificate for the proposed manufactured home to be placed on the property at 211 Stella St.

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

Ronald Jackson stepped to the podium and thanked the board for the opportunity and explained that the storm had destroyed the previous mobile home and that he was wanting to replace what was there.

Chairman McCall asked if there were any questions for the applicant. Then he asked if there was anyone in support of the case who would like to speak and then if anyone in opposition who would like to speak.

Chairman McCall then asked if anyone would care to make a motion.

Nancy Hobby made a motion to approve the PELUC for this mobile home. John Hogan seconded the motion. Vote: Unanimous 5-0.

**OTHER BUSINESS:**

**Meeting Minutes:**

Keith Godfrey made motion to approve meeting minutes as presented. Victoria Copeland seconded motion. Vote: 3 in favor-2 abstain. Motion approved.

**Attendance Review:**

Marion Ramsey-work-excused

Allan Strick-work -excused

**Adjournment:**

Meeting adjourned at 2:45 p.m.



John "Mac" McCall, Chairman

7/8/25 Date