MINUTES

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

Tuesday October 6, 2026 2:30 p.m.

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
John "Mac" McCall	Allan Strickland	Margaret Torres
Keith Godfrey	Gary Wisenbaker	David Henry
Nancy Hobby		Jason Davenport
Nathan Brantley		
Marion Ramsey		
Travis Cox		

VISITORS PRESENT

Pam Sapp
Michael Sapp
Ellie Ellerbee
Carlton Richard

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.

LOWNDES COUNTY CASES:

VAR-2026-12-Ellerbee (5685 Clydetta Dr.) Variance Request to Table 4.01.01 (G) as it pertains to the standards for lot width, Section 4.04.03 (D) as it pertains to standards for road frontage, and Section 6.01.02 (D)(1) as it pertains to streets and right of way in the R-10 (Suburban Density Residential) Zoning District. The subject property is located at 5685 Clydetta Drive, Lake Park GA (All or part of Tax Parcel 0197A 074).

Jason Davenport presented the case to the Board.

The applicant is the property owner and is requesting a Variance to the requirements in Table 4.01.01 (G) as it pertains to lot width and Section 4.04.03 (D) and Section 6.01.02 (D,1) as they relate to road frontage. The letter of intent indicates the applicant would like to sell the front lot with the primary structure and downsize to a smaller lot and house on the rear/new lot (Tract 2).

The subject property is located at 5685 Clydetta Dr. and consists of 0.62 acres (26,918 sq ft). It is currently zoned R-10 (Suburban Density Residential) and is within the Twin Lakes Area Overlay District (4.02.02). The lot is adjacent to Lake Ponce De Leon and is within a medium pollution susceptibility Groundwater Recharge Area (3.03.00). Lowndes County currently has this address as both a water and sewer customer.

The required lot width for this property is a minimum of 80'. The applicant is asking for a lot width of approximately 72' for Tract 2.

County standards require each lot to have 60' of road frontage. The applicant is asking for a full variance to the road frontage requirement and wishes to utilize a 20' access easement to serve the newly created lot in the rear (Tract 2). TRC staff considered the request and ultimately recommended denial (7-0).

Lowndes County Staff considered lack of sufficient hardship, availability of the alternative to pursue a rezoning request, and opposition from neighboring property owners.

Mac McCall asked if the Fire Department had any comments. He expressed concern over emergency access to the new lot. Jason Davenport stated that the Fire Department recommended denial.

Ellie Ellerbee addressed the Board. She explained that she would like to divide the lots so that she can downsize and build a smaller home.

Nancy Hobby recused herself from considering this case.

Marion Ramsey motioned to deny the variance. Travis Cox seconded the motion. The Board voted 3-2-1 to deny the variance.

VAR-2026-13-Sapp (2979 Lester Rd) Variance Request to Table 5.02.01 (D)(8) as it pertains to setback standards for an accessory building and Table 5.02.01 (D)(9) as it pertains to maximum floor area for an accessory building in R-1 (Low Density Residential) Zoning District. The subject property is located at 2979 Lester Rd, Lake Park GA (All or part of Tax Parcel 0167 277a).

Jason Davenport presented the case to the Board.

The initial motivation for this request was for the addition and permitting of a ~1,000 sqft accessory building. After further review of the property staff realized that variances should also be considered for the other buildings on the property as well. The property owners have also decided through this process that they would like to pursue subdividing property into two lots. Mr. Michael and Mrs. Pamela are Brother and Sister and currently jointly own the property.

The applicants are requesting Variances to Sections 5.02.01 [(E)(1), (E)(8), and (E)(9)] in regard to setbacks, maximum floor area and the maximum number of accessory structures allowed. The subject property is located at 2979 & 2971 Lester Rd. and currently consists of 1 lot of 7.9 acres. It is zoned R-1 (Low Density Residential) and is within the Valdosta Regional Airport (VLD)

Overlay District (4.02.03). For reference, the subject property is also within a Drastic Groundwater Recharge Area Protection District (3.03.00), Wetlands Protection District (3.05.00), and is within the 1000' connection requirement for County Water along Lester Rd.

Formally, multiple accessory buildings are located within the front yard (Please See the Attached Survey). Concerning setbacks, at least two of the buildings (16 and 9) will need relief from the 20' side yard setback requirement. With the proposed property split staff believes that Lot 2 will need relief from the total amount of accessory buildings allowed and the total amount of accessory building sq ft allowed. We are currently working with the surveyor to further verify those details.

Lowndes County Staff considered the application and recommended approval (7-0).

Mac McCall asked Jason Davenport if the new plat will be recorded after action from the Board. He said that it would.

Michael Sapp addressed the Board and asked if the Board had questions. It did not.

Pam Sapp addressed the Board. She explained to the Board that her brother has waited for this project for a while.

Marion Ramsey motioned to approve the variance. Nancy Hobby seconded the motion. The Board approved the variance 5-0.

OTHER BUSINESS:

Approval of previous minutes:

The Board reviewed the minutes from the September 1, 2026 meeting. Nancy Hobby motioned to accept the minutes as presented. Travis Cox seconded the motion. The minutes were approved 3-0-2.

Attendance review:

Allan Strickland was excused due to work obligations.

Gary Wisenbaker was excused due to work obligations.

Adjournment:

Meeting adjourned at 2:55 p.m.

John "Mac" McCall, Chairman

11-3-26 Date