

MINUTES

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

Tuesday October 7th, 2025, 2:30 p.m.

MEMBERS PRESENT

John “Mac” McCall
Allan Strickland
Nancy Hobby
Keith Godfrey
Marion Ramsey

MEMBERS ABSENT

Nathan Brantley
John Hogan
Victoria Copeland

STAFF PRESENT

Lauren Hurley
Trinni Amiot

VISITORS PRESENT

Jim Avery-Jack’s VP Development
Reid Edelstein-Council Real Estate
Ralph Rigby-Property Owner
Keith Barrett-Property Owner
John O’Steen-Sound Vision Audio & Tint
Daniel Johnson-Sound Vision Audio & Tint

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-2025-14-Jack’s Family Restaurant (4115 Bemiss Road) Request for a Variance to LDR 222-2 as it pertains to Parking Space Requirements in the C-C

(Community Commercial) Zoning District. The subject property is located at 4115 Bemiss Road in Valdosta GA (all or part of Tax Parcel 0146A 094A).

Lauren Hurley presented case of request for variance to parking regulations to LDR Chapter 222-2. She showed aerial photos and street view as well as showing zoning for property and surrounding parcels. She stated that included in the package is the proposed site plan for a limited-service restaurant which would require 14 parking spaces per 1000 sq ft of gross floor area. She explained that the gross-floor area proposed is 3,274 sq ft, which would require 46 parking spaces. They presented a site plan showing 37 parking spaces and requested a variance of 9 parking spaces. Lauren explained that this is a decrease of 20% which is within the range of Administrative Variance, but new construction does not trigger a hardship, so they had to go through the variance process. She stated that staff reviewed it and found it consistent and recommended approval.

No questions were presented to staff.

Chairman McCall asked if the applicant or applicant's representation would care to address the board.

Jim Avery with Jack's Family Restaurant stepped forward and stated that with the irregularity in dimensions with the property prevented them from putting the required number of spaces with the depth of the lot. He also stated that this limits their design and figuring traffic flow around the building. He stated that their building is 3,274 sq ft and of that 1,691 sq ft is kitchen because of all the kitchen equipment they need and because of the vast menu. He stated they will be open 7 days a week. He explained that with the square footage of the kitchen, regulations would require 24 parking spaces just for that area. He stated that the highest shift with the largest staff would be 11 employees, and they would not need more than that for parking spaces for employees.

Allan Strickland asked if they would have restaurant seating inside as well as drive thru.

Jim Avery stated that they would, but that most of the service provided would be through the drive thru. He stated that 70-75% of their business is through the drive thru. He also stated that the dine-in component is much smaller.

Chairman McCall asked if there were any other questions for the applicant and then asked if there was anyone else in support of the case. He then asked if there was anyone in opposition. He then asked if Zoning was contacted. Lauren Hurley stated it was not.

Chairman McCall then asked if anyone would care to make a motion. Allan Strickland made a motion to grant the variance as presented. Marion Ramsey seconded the motion. Vote: Unanimous 4-0.

Nancy Hobby seconded the motion. Vote: 4-0 Unanimous

LOWNDES COUNTY CASES:

VAR-2025-15-Joseph Barrett Request for a Variance to Table 5.02.01 (D)(9) of the ULDC as it pertains to the maximum floor area for an accessory building. The subject property is located at 5538 Georgia Highway 122 East, Hahira GA (all or part of Tax Parcel 0101 048A).

Trinni Amiot presents the case for applicant showing in the packet the location and zoning of the property. She stated that the property used to be part of a tree farm. She stated he is Agriculturally zoned and taxed agricultural but is unfortunately not a farm so cannot get farm use exemption and must request a variance to the size of the accessory structure. She explains that he wants to add onto his existing accessory building on the property. She stated that they max out at 5000 sq ft no matter the size of the lot. This addition would put him over 700 sq ft. She stated that the applicant does a lot of mowing and tending to the property and will need somewhere to park his equipment as well as his collectible cars. Staff are recommending approval. She stated that they had no reason to deny as he has ample room for it on his property.

Chairman McCall asked for the definition and why he does not classify as a farm. He also stated that he has trees on the property.

Trinni Amiot stated that the trees are there from the previous tree farm and stated that the applicant does not farm them or sell them.

Chairman McCall stated that all he would have to do is sell one tree and that would make him farm status.

Nancy Hobby then asked what would make him a farm is simply selling trees.

Trinni Amiot clarified that it would have to be more than just having trees or animals on site. It would have to entail actual farming activities as specified in the definitions.

Chairman McCall asked why he would not be classified as a tree farm and brought up that there are people on much smaller properties who are considered farms.

Trinni Amiot stated that she tried every way that she could to prevent him having to go through the variance process.

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

Keith Barrett just stated that if they needed to see what the barn looks like he could show them but did not have much to add to what staff had presented.

Chairman McCall asked if there were any questions for the applicant. He then asked if there was anyone in support or opposition who cared to be heard. He asked staff if their office was contacted. Trinni Amiot stated she had about 8 people just asking what the sign was.

Chairman McCall then asked if anyone cared to make a motion. Keith Godfrey made motion to approve. Allan Strickland seconded the motion. Vote: Unanimous 4-0.

OTHER BUSINESS:

Meeting Minutes:

Allan Strickland made motion to approve minutes as presented. Nancy Hobby seconded the motion. Vote: 4-0-1

Attendance Review:

Nathan Brantley-Work obligations

Victoria Copeland-out of the Country

John Hogun-Had to take children to the doctor

Adjournment:

Meeting adjourned at 2:47 p.m.



John "Mac" McCall, Chairman

11-4-25

Date