

MINUTES

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

Tuesday November 4, 2025, 2:30 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Allan Strickland
Marion Ramsey

STAFF PRESENT

Margaret Torres
Trinni Amiot

VISITORS PRESENT

Byron & Leone Haire (Homeowners)
Adam Terrell w/ JBZ Partners
Niki Ogletree w/ VLDCA
Andy Pearson
Jocelyn Jones-Davis (Applicant)
Marshall Petty (Applicant)
Candy Hadden
Adam Hadden
Mike Warren
Cynthia Copeland

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-2025-15-Jocelyn Jones-Davis (2116 Pinecliff Dr) Request for a Variance to LDR 218-7 (G)(H) as it pertains to Accessory Structure Setback Requirements in the R-10 (Single-Family Residential) Zoning District. The subject property is located at 2116 Pinecliff Dr in Valdosta GA (all or part of Tax Parcel 0082A 022).

Margaret Torres presented the case of Jocelyn Jones-Davis asking for a variance to LDR 218-7 (G) as it pertains to accessory structure setback standards. She explained that the applicant wanted to build a 24x25 accessory structure but would like to have it 5 ft from her home instead of the 15 ft required. She was also requesting a 2 ft variance on the side property line. Margaret Torres also stated that she had just received information just prior to the meeting that the building would be metal which is not allowed on the side facing the street. She explained that the applicant had originally come into the office requesting an addition and then changed to a detached accessory structure due to the increased cost of an addition versus a detached building. She showed overhead pictures of the zoning map, site plan and current conditions of the property. She then stated staff recommend denial.

Chairman McCall asked if we should table the discussion since this was not brought up before to give the applicant time to work through that since that was not on the variance application.

John Hogun asked if the building was already purchased and asked for the definition of residential in appearance.

Margaret Torres stated that materials need to be something like siding, brick or something similar, but could not be clad in metal.

Nancy Hobby asked about the original garage of the house being enclosed and why the project had changed from an addition to a detached building.

Margaret Torres explained that the cost was less for a detached building.

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

Jocelyn Jones-Davis came forward and explained that the building has not yet been purchased and that she had until November 11th to decide and finalize the paperwork.

Chairman McCall stated that there were concerns about the exterior siding and asked if she would be ok to table until the next meeting.

Jocelyn Jones-Davis stated that she had spoken with the previous Zoning Administrator and that she was aware of the regulations about the exterior facing the road. She stated that her intentions were to brick the exterior to match the house.

John Hogun asked if she could change the exterior.

Jocelyn Jones-Davis stated that she could not, that she felt that her belongings would be safer protected with metal.

Chairman McCall stated that it was close to the house and asked if it could be moved further back.

Margaret Torres stated that the side and rear setbacks are 10 feet.

Jocelyn Jones-Davis stated that she thought that the rear was 30 ft. She stated that she could move it further back, but that she would still need the 8ft on the side.

Victoria Copeland asked what the building would be used for.

Jocelyn Jones-Davis stated that she would park her car in it and use it for storage. She stated that her house has very little storage and that she currently has no exterior storage.

Chairman McCall asked if there were any other questions for the applicant. He then asked if there was anyone in opposition who would like to address the board.

Mike Warren stated that he was the neighbor directly across from her. He stated that he has no problem with her having the building but is concerned about a metal building because it doesn't go with the look of the neighborhood. He stated that he is not opposed to it having a brick front.

Nancy Hobby asked if the lot was on a curve and would the side be visible.

Mike Warren stated that the side would not be visible.

Chairman McCall then asked if there was anyone else who would like to speak in opposition of the case.

Leona Herrin stated that she is the neighbor directly to the side of the applicant and just had questions. She stated that she is not opposed to having the building, but would like to ask some questions. She asked if the building was all the way to the ground.

Chairman McCall stated that it was.

Leona Herrin then asked if it was going to be for storage.

Chairman McCall stated that it was.

Leona Herrin then asked if it would be seen from the road.

Chairman McCall then stated that they are asking for a variance to the side setback of 10 ft. He stated that they want 8 feet instead of 10.

Leona Herrin stated that she was against that. She also asked if the decision was going to be made today or if she could go back to the property and measure and see where the building was going to be in respect to her property.

Jocelyn Jones-Davis then stepped forward to show Ms. Herrin a drawing of the where she is wanting to place the building. They started an in-depth conversation about distances from property lines.

Chairman McCall asked after a few minutes if they could pause the case so they could step out and discuss it amongst themselves and proceed to the next case and then they could come back and finish.

[3:03p]-Paused (applicant and neighbors stepped into the hallway to discuss the case)

APP-2025-16-Amazon.com Services LLC (1805 Bimbo QSR Blvd) Request for a Variance to LDR 230-9 (D)(9) as it pertains to Sign Standards in the M-1 (Wholesale/Light Industrial) Zoning District

Margaret Torres then presented the case of Amazon.com who were requesting variance for size of directional signs on the site of the new warehouse at 1805 Bimbo QSR Blvd. She explained that they are proposing 16 that exceed the standards that are 8 feet in height and of varying sizes. She explained that the original ordinance was created to limit commercial sites from cluttering the sites with directionals for businesses such as restaurants with drive-thru and carwashes. She explained that staff feels that the intent of the regulation is to cut down on visual clutter. She stated that with this site that will have large semi-trucks and similar transport vehicles, the larger signs are needed for safety and visual direction within the site. She then showed visual drawings of each sign that the variance is for and stated that staff is recommending approval.

Chairman McCall asked if the variance is for specific signs

Margaret Torres stated that it was and stated that the signs presented are the only ones who do not fit within the sign regulation.

Chairman McCall then asked if they were asking for further deviations would they require another variance.

Margaret Torres stated that they would.

Nancy Hobby asked if any of the signs were lighted or visible to neighbors.

Margaret Torres stated that they were not.

Chairman McCall asked if the applicant or applicant representation had anything to add.

Phillipe Toledo stepped forward and stated that he is representation for the applicant and the signs are in keeping with the operation of the business and he would be glad to answer any questions

Chairman McCall asked if there was anyone in opposition, then asked if there was anyone in favor who would like to speak. He asked staff if their office was contacted.

Margaret Torres stated that they were not.

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

Nancy Hobby made a motion to accept as presented. Victoria Copeland seconded the motion.
Vote: 5-0 in favor.

LOWNDES COUNTY CASES:

VAR-2025-17-Petty (3871 Dasher Rd) Request for a Variance to Section 04.04.04 (B)(1) of the ULDC as it pertains to specific Provisions for Family Ties Land Divisions. The subject property is located at 3871 Dasher Rd in Lake Park GA (all or part of Tax Parcel 0168-036).

Trinni Amiot presented the case of the property owner requesting a variance to family ties division of properties. She stated that you can give property to brother/sister or mother/daughter. She stated that Dasher called her about the property line and part of the property possibly being within the City of Dasher. Trinni stated that the Tax Assessor stated that the property is entirely in the County. She then showed the aerial of the property. Trinni explains that the request was for the aunt to give acres to the niece which is not in the conveyance of property in the family ties provision. She also stated that the parcel does not have road frontage, but that is not needed for family ties if there is access to the property.

Nancy Hobby asked if the request was because it is the aunt.

Trinni Amiot stated that is correct. She stated that they also discovered that the property was never Surveyed. It was a remnant lot that was bought by legal description with a deed. She stated that they have 3 different options of how the property can be drawn out. She stated that TRC staff heard the request and ultimately voted for approval of the request.

Chairman McCall asked if the variance was just to relationship and nothing else.

Trinni Amiot stated that was correct. She stated that if this had been her biological child, it would have been fine. She stated that the applicant's brother lives right next door. They even thought that maybe the properties could be combined and then he could deed the acreage to his daughter, but he is in conservation land, and the tax assessor will not allow it.

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

Candy Hadden stepped forward and stated that she was the aunt. She stated that she would like to give property to her niece because she doesn't have any children of her own. She also stated that the girl's father lives right next door and is her twin brother.

Nathan Brantly asked how the property is accessed.

Candy Hadden and her brother explained that there is a central dirt driveway onto the property that accesses all their homes.

Chairman McCall asked if there was anyone there in opposition or support of the case. He then asked if anyone would care to make a motion.

John Hogan made a motion to approve the variance as presented siting criteria D, F & J. Nancy Hobby seconded the motion. Vote: 5-0 in favor.

**Chairman McCall then asked if someone could step into the hall and retrieve the first applicant to continue the first case. Margaret Torres retrieves the applicant and neighbor back into the meeting room.

Chairman McCall reminded Ms. Leona Herrin that they were speaking previously about whether they were in opposition of the case.

Leona Herrin stated that she spoke with her husband, and they are fine with 8 ft on the side.

Chairman McCall confirmed with her that she was not in opposition and asked if they had answered all her questions.

Leona Herrin stated they had discussed it with her, and they were ok with what she is proposing.

Chairman McCall if there was anyone else in opposition that wished to be heard. He then asked staff if their office was contacted. Margaret Torres stated only by Mr. Whitesell who had submitted a letter to the board.

Chairman McCall asked if there were any other comments.

Nancy Hobby stated that the picture that was given prompted further discussion on this. She stated standard for distance from a house for an accessory structure is 15 ft, but they are asking for a distance of 5 feet. She stated that she also feels that the look of the building is not consistent with the look of the neighborhood. She also stated that the first time she had heard about brick was in the meeting. Nancy stated that she would like to make a motion to go with staff and deny the variance as requested.

Chairman McCall asked if they had a second. No one responded. So, he asked if anyone else would care to make a motion.

John Hogan made a motion to grant the variance as presented with the condition that the front must have brick to match the house.

Chairman McCall asked for clarification that he was making the motion to accept the two setback variances if the applicant complied with the requirement for brick on the front façade of the building. John Hogun confirmed.

Victoria Copeland seconded the motion. Vote: 4-1. Variance granted.

OTHER BUSINESS:

Meeting Minutes:

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

Attendance Review:

Allan Strickland-Family emergency

Marion Ramsey-Work Obligations

Adjournment:

Meeting adjourned at 3:22 p.m.



John "Mac" McCall, Chairman

12-2-25 Date