

MINUTES

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

Tuesday December 2, 2025, 2:31 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Allan Strickland
John Hogan

STAFF PRESENT

Margaret Torres
Trinni Amiot

VISITORS PRESENT

Chad Van Namee (Property Owner)
Ella Price Turner (Property Owner)
Julie Lokey (Property Owner)
Naureen Lalani (Atai Construction)
Sedrick Dunlap (Property Owner)
Elizabeth Andablo (Property Owner)
James Moore (owner representative)
Dalton Swilley (representative)

CALL TO ORDER

John “Mac” McCall

Calling of meeting to order at 2:31 p.m. and explanation of meeting process to all those in attendance.

CITY OF VALDOSTA CASES:

APP-2025-17-Atai Construction (300 W Hill Ave) Request for Variance to LDR 214-1 Table 2 as it pertains to the Maximum Impervious Area in C-H (Highway Commercial) Zoning District. The subject property is located at 300 W. Hill Ave. Valdosta GA (all or part of Tax Parcel 0120A 051).

Margaret Torres presented case of Atai Construction who is wanting to redevelop site to serve as a convenience store with fuel service. The site will need a variance to accommodate vehicular circulation and ADA access. Atai Construction is requesting a 10% variance to the 75% cap. Margaret Torres noted that the site is located within the downtown historical district. Margaret Torres explained that further development will require involvement from the HPC. The city planner has recommended denial of this variance. After speaking to the city planner, Margaret Torres changed her assessment and now recommends denial. The site plan probably needs to be reworked for a smaller building than the one presented.

Mac McCall asked if the board would hear this case again for parking. Margaret Torres explained that Atai Construction did not ask for a variance for parking. Mac McCall stated that the plan does not meet the parking requirements. Mac McCall asked if Margaret Torres knew the square footage of the existing buildings on the site. Margaret Torres did not know the square footage of existing buildings.

Mac McCall asked for any questions from the board to staff.

Nancy Hobby asked if it would make sense to table due to the parking and other issues. Margaret Torres stated that she had no objections to tabling.

Mac McCall asked if the applicants would like to address the board.

Naureen Lalani addressed the board. She represents the prospective owners of the property.

Mac McCall asked Naureen Lalani if she would be open to the board tabling the meeting until the prospective owners can further develop the site plans. Naureen Lalani had no objection to tabling the matter.

Mac McCall asked if there were any other individuals to speak in favor. There were none. He asked if there were any individuals to speak in opposition. There were none.

Mac McCall asked Margaret Torres if her office was contacted. Margaret Torres stated that Daniel Bayman called to ask what the variance was for.

Mac McCall called for motions. Nancy Hobby motioned to table. Nathan Brantley seconded the motion. Motion carried 5-0 in favor of tabling until the next meeting.

APP-2025-18-Sedrick Dunlap (2605 Lowndes Dr) Request for Variance to LDR 218-7 as it pertains to Accessory Use Structures in the R-10 (Single-Family Residential) Zoning District. The subject property is located at 2605 Lowndes Dr. Valdosta (all or part of Tax Parcel 0151C 032).

Margaret Torres presented the case to the board. She explained that accessory buildings on the property were erected without permitting. The construction was halted by the building inspector. The property owner is now requesting a variance to the distance allowed between accessory structures and the distance of those structures from the property line. The applicant also requested variance to the square footage cap. Margaret Torres stated that staff is recommending denial.

Mac McCall asked how the violations were discovered. Margaret Torres explained that the building inspector was out on other business in the neighborhood and noticed new wood at the applicant's property. The building inspector then stopped to investigate.

Nancy Hobby asked if a neighbor complained about the carport overhang. Margaret Torres stated that no one has complained.

Mac McCall asked if the applicant would like to address the board.

Sedrick Dunlap explained that he built the kennel for another dog that he and his wife purchased. He also explained that the extension onto his house was for extra space for guests when they stay overnight. He further explained that he constructed a carport for extra vehicles including a golf cart and four-wheeler. He explained that he was unaware of the permitting process.

Mac McCall asked if there was anyone present in support of the case. There were none.

Mac McCall asked if anyone was present in opposition.

Ella Price Turner addressed the board. She asked if Sedrick Dunlap was trying to have his property rezoned to commercial use. Mac McCall explained that this was not a rezoning case. Ella Price Turner stated that she had no opposition.

Mac McCall asked Margaret Torres if her office was contacted. Margaret Torres stated that Ella Price Turner called and asked about the case.

Nathan Brantley asked Margaret Torres what would happen if the board voted to deny the application. Margaret Torres stated that she believed that the structures that were not permitted would have to be removed.

Mac McCall asked for motions.

Nancy Hobby made a motion to deny. The motion was seconded. Vote: 2-3. Motion failed.

Mac McCall asked for any other motions.

Nathan Brantley made motion to approve 218-7(F)(H)(J)(2) and deny 218-7(G). Motion seconded. Vote: 5-0. Motion passed.

LOWNDES COUNTY CASES:

VAR-2025-19- Miller (2020 Beverly Dr) Request for a Variance to Table 4.01.03 (B) of the ULDC as it pertains to additional design standards for single-family dwellings in R-1 (Low Density Residential) Zoning District. The subject property is located at 2020 Beverly Dr. Valdosta GA (all or part of Tax Parcel 0087-175).

Trinni Amiot presented the case. She explained that the zoning standards in R-1 require a double-wide mobile home. The applicant would like to place a single-wide mobile home on the lot while he rebuilds. Trinni Amiot stated that TRC heard the case and voted for denial. Trinni Amiot told the board that if they decided to vote in favor of the variance, TRC has some standards that they would like to include. The standards include: all setbacks and health department standards be met, manufactured home must be removed within 60 days after the new home bis occupied, and a survey completed.

Mac McCall asked if there were any questions for staff.

Nancy Hobby asked if the home that was on the lot before was a double-wide mobile home. Trinni Amiot explained that it was originally a stick-built home.

Mac McCall asked if the applicant would like to address the board. James Miller addressed the board. He told the board that the original home was in bad shape once he inspected it after he purchased it.

****RECORDING DEVICE FAILED**** (see motions & Seconds below)

Nancy Hobby motioned to approve with conditions. Victoria Copeland seconded the motion.

(Vote: 5-0 approved with conditions)

VAR-2025-21- Lokey (5333 Phillips Rd.) Request for a Variance to Chapter 4.04.03 (D) of the ULDC as it pertains to road frontage and Chapter 6.01.02 (D) as it pertains to streets and right-of-way (access) in E-A (Estate Agricultural) Zoning District. The subject property is located at 5333 Phillips Rd. Valdosta GA (all or part of Tax Parcel 0039-040C).

Marion Ramsey motioned to approve. Victoria Copeland seconded the motion.

(Vote: approve 5-0)

VAR-2025-22- All Metal Buildings (2515 Madison Hwy) Request for a Variance to Table 4.01.02 (E) as it pertains to standards for building location and heights in C-H (Highway Commercial) Zoning District. The subject property is located at 2515 Madison Hwy in Valdosta GA (all or part of Tax Parcel 0120-008).

Nathan Brantley motioned to approve with conditions. Nancy Hobby seconded the motion.

(Vote: approve 5-0 citing criteria D with conditions)

VAR-2025-23- Van Namee (4532 Carum Circle) Request for a Variance to Table 5.02.01 (D)(8) as it pertains to Setback Standards for Accessory Structures 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 4532 Carum Circle Valdosta GA (all or part of Tax Parcel 0195-090).

Marion Ramsey motioned to approve with conditions. Nathan Brantley seconded the motion.

(Vote: approve 4-1 with conditions)

OTHER BUSINESS:

Meeting Minutes:

Nathan Brantley made motion to approve minutes as presented. Nancy Hobby seconded the motion. Vote: 5-0

Attendance Review:

Allan Strickland-Family emergency

John Hogun-Family emergency

Adjournment:

Meeting adjourned at 4:22 p.m.

A handwritten signature in black ink, appearing to read "John McCall", written over a horizontal line.

John "Mac" McCall, Chairman

2-3-26

Date