

**MINUTES**

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

**Tuesday February 3, 2026 2:30 p.m.**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Victoria Copeland

**STAFF PRESENT**

Margaret Torres  
Trinni Amiot  
David Henry  
Matt Martin

**VISITORS PRESENT**

Duddley Chapman  
Virginia Chapman  
Lyle Ryman (Roger Budd Company)  
Robert Bren (Property Owner)  
Neel Sengupta (Scallions Development)  
Savannah Fernand (Scallions Development)  
Carson Tapp (Albany Neon Signs)  
Roger Budd III (Roger Budd Company)

**CALL TO ORDER**

**John “Mac” McCall**

Calling of meeting to order at 2:32 p.m. and explanation of meeting process to all those in attendance.

**CITY OF VALDOSTA CASES:**

**APP-2026-01-Robert Bren** (2500 Deborah Dr) Request for a Variance to LDR 218-7 (G) as it pertains to Accessory Structure Setback Standards in the R-10 (Single-Family Residential) Zoning District. The subject property is located at 2500 Deborah Drive in Valdosta GA (all or part of Tax Parcel 0112D 134).

Margaret Torres presented the case to the board. The applicant constructed a 12'x21' accessory structure without permits. The structure is too close to the rear setbacks. Applicant is seeking a variance to the rear setback requirement.

Robert Bren addressed the board. Robert Bren stated that he built the structure on an existing slab. He stated that he built the structure himself.

Chairman McCall asked if there was anyone present in opposition to the case.

Virginia Chapman addressed the board. She stated that she lives at 2503 Muscogee Drive. Her property is behind Robert Bren's property. Virginia Chapman raised the issue of a glare produced by the peek of the shed. It forces light into her dining room. She requested that the board condition any approval on Robert Bren fixing the problem part of the shed.

Chairman McCall then asked Margaret Torres if her office was contacted. Margaret Torres stated that she included an email from a neighbor.

Chairman McCall asked Margaret Torres if the board approved a variance that it applies only to this applicant. Margaret Torres confirmed that this was the case.

Allan Strickland asked how long Robert Bren owned the property. Robert Bren stated that he bought the property in 2021. Allan Strickland asked if there was any record of the existing slab. Margaret Torres confirmed that there was no record of the existing slab.

Chairman McCall asked for motions. John Hogan motioned to grant the variance with the condition that the applicant paint the problem part of the shed. Allan Strickland requested that the motion be amended to reflect that the variance is only for the shed in question. Allan Strickland also requested a condition that be added that if the existing structure is demolished or damaged that if it is rebuilt that it meet the setback requirements. John Hogan accepted that amendment.

Allan Strickland seconded the motion. The motion passed 6-0.

**APP-2026-02-Scallions Development Valdosta LLC** (1902 N. Barack Obama Boulevard) PELUC request in the R-6 (Single-Family Residential) Zoning District. The subject property is located at 1902 N. Barack Obama Boulevard in Valdosta GA (all or part of Tax Parcel 0153C 006).

Margaret Torres presented the case. Scallions Development is requesting a previously established land use certificate for the continued operation of a childcare center. The previous childcare facility was closed in 2024. The previous business owners failed to renew their business license. The business license expired in 2018. Applicants are proposing to renovate the building and bring it up to city and state standards. Margaret Torres stated that city staff recommend approval.

Chairman McCall asked Margaret Torres if the issue with the expired business license caused the need for this variance. Margaret Torres confirmed that this was the case.

Allan Strickland asked if this was the same owner. Margaret Torres explained that the applicants are the new owners. Margaret Torres also explained that the applicants were unaware that the previous owners allowed their business license to lapse.

Nathan Brantley asked if R-M was residential multi-family. Margaret Torres confirmed that R-M is residential multi-family. Nathan Brantley asked if rezoning would be a more appropriate solution. Margaret Torres explained that the property is not eligible for rezoning.

Chairman McCall asked if the applicants would like to speak.

Neel Sangupta addressed the board. He explained that Scallions Development has multiple properties that they have rehabilitated across Georgia. He confirmed that his organization is not and has no connection with the previous owners. He asked the board to approve the application.

Chairman McCall asked if there was any opposition. There was none.

Chairman McCall asked Margaret Torres if her office was contacted. Margaret Torres stated that her office was not contacted.

Chairman McCall asked for motions.

Nancy Hobby motioned to approve the applicant's PELUC request as presented. John Hogan seconded the motion. Vote: 6-0.

**APP-2026-03-Budd Billboards LLC**-(1602 Norman Drive) Request for a Variance to LDR 230-9 (e)(f) as it pertains to Billboard Standards in the C-C (Community Commercial) Zoning District. The subject property is located at 1602 Norman Drive in Valdosta GA (all or part of Tax Parcel 0084C 003A).

Margaret Torres presented the case. The applicants are requesting a variance for variable message boards. The applicants are requesting to remove top two sign faces of the subject billboard. The billboard was present before current regulations. When the property was annexed by the city, it was conditioned on the removal of the billboard. The applicant went before the city council to ask that those conditions be removed. The city council agreed. Margaret Torres explained that the proposed variable message board is too close to existing variable message boards.

Chairman McCall asked Margaret Torres if the decision by the city council in 2023 allowed the billboard to remain as is. Margaret Torres confirmed that this was the case.

Chairman McCall asked if the applicant had identified the four sign faces that it plans to remove in order for a variable message board to be considered. Margaret Torres stated that the applicant has only identified the two sign faces that are present on the existing billboard.

Nathan Brantley and Allan Strickland asked if the regulations actually require eight sign faces to be removed. After discussion and clarification, it was determined that eight sign faces would need to be removed.

Nancy Hobby referenced a letter by the former city manager that stated that no governing body had the authority to remove the conditions of the annexation. Matt Martin explained that a change could be made by the City Council given that they went through due process. Matt Martin explained that the city council made the change through due process by holding a public hearing.

Marion Ramsey clarified that eight sign faces would need to be removed.

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

Lyle Ryman addressed the board on behalf of Roger Budd Company. He stated that he designs digital billboards for Roger Budd. Lyle Ryman spoke on his past experiences with digital billboards and the regulations that govern them in other jurisdictions in South Florida. He stated that Roger Budd's message boards are a driver of local business and make sense for Roger Budd's business needs. He also explained that the proposed digital billboards will be used for some public service announcements.

Chairman McCall asked Lyle Ryman about suggested public service announcements. He asked if he had agreements with the agencies for free public service announcements. Lyle Ryman stated that no such agreements exist, but he offered examples of current public service announcements that Roger Budd did on a voluntary basis.

Chairman McCall asked Lyle Ryman if Roger Budd had approached the Lowndes County School District concerning the proposed digital board. Lyle Ryman stated that he spoke with the school system related to other signs, but not the sign that is under consideration.

Nathan Brantley asked Lyle Ryman about his work with digital billboard regulations in south Florida and if they had regulations requiring the removal of other billboards to have a digital. He stated that they do not.

Roger Budd III addressed the board. He explained that he wants to upgrade the existing structure with a digital message board. He stated that the company has already taken down ten faces within Lowndes County on previous cases. He would like to have credit for those previous removals.

Chairman McCall asked Roger Budd III if the signs were taken down voluntarily or were they part of another application. Roger Budd III stated that he would like the previous removals to be credited towards the current variance application. Chairman McCall clarified that those removals were all part of previous actions and were not related to the variance under current consideration.

Nancy Hobby stated that two sign faces that were taken down on Bemiss Road and Inner Perimeter were part of another case.

Marion Ramsey asked Roger Budd III if he had eight other sign faces identified for removal. Roger Budd III said he did not want to remove income producing real estate. Roger Budd III also explained that he would be willing to seek out written agreements with public agencies for free

public service announcements. Roger Budd III stated that he would not be willing to remove any other sign faces to satisfy the requirements.

Allan Strickland stated that current regulations require the company to remove eight sign faces. He also stated that it would not be appropriate to identify past removals as a credit to the current variance request.

Chairman McCall asked if there was anyone in opposition. There were none.

Chairman McCall asked Margaret Torres if her office was contacted. Margaret Torres stated that several people called the office with general inquiries concerning the nature of the case. No objections were identified in those calls. Margaret Torres stated that the city staff recommended denial of the variance request.

Nathan Brantley stated that he thought the variance request was too broad.

Allan Strickland made a motion to table. John Hogan seconded the motion. Vote: 4-2.

**APP-2026-04-Albany Neon Signs**-(3715 Inner Perimeter Road) Request for a Variance to LDR 230-9 (D)(4) as it pertains to Freestanding Signs & 210-2 (M) as it pertains to Inner Perimeter Overlay standards in the C-H (Highway Commercial) Zoning District. The subject property is located at 3715 Inner Perimeter Road in Valdosta GA (all or part of Tax Parcel 0110B 061A).

Margaret Torres presented the case. Albany Neon Signs has requested a variance for a free-standing sign in the Inner Perimeter Overlay District. The applicant would like to reinstall a sign that was previously on the property in the proposed location. Margaret Torres investigated the previous approval of this sign and determined that a previous Zoning Administrator made an error in the approval process by not realizing the sign was in the overlay district.

Nancy Hobby asked for the height of the current sign. Margaret Torres stated that it was eighteen feet.

Chairman McCall asked why this site is not considered multi-tenant. Matt Martin stated that it depends on how the property is classified. Margaret Torres stated that even if the property was multi-tenant, it would still need to adhere to the overlay district standards.

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

Carson Tapp addressed the board on behalf of Albany Neon Signs. He stated he did not have anything to add. Chairman McCall asked him to confirm his name and address. Carson Tapp confirmed his name and gave ANS's address in Adel, Georgia. 709 W. 9<sup>th</sup> Street.

Chairman McCall asked Margaret Torres if her office was contacted. She stated that they were not contacted.

Chairman McCall asked for motions. Marion Ramsey motioned to approve. John Hogan seconded. Vote: 6-0.

**OTHER BUSINESS:**

**Approval of previous minutes:**

The December 2025 minutes were presented to the board. Allan Strickland motioned to approve the minutes. Keith Godfrey seconded. Vote: 6-0.

The January 2026 minutes were presented to the board. Keith Godfrey motioned to approve. John Hogan seconded the motion. Vote: 5-1 abstain.

**Attendance review:**

Victoria Copeland was excused due to out-of-town travel.

**Adjournment:**

Meeting adjourned at 3:44 p.m.



John "Mac" McCall, Chairman

3-3-26

Date