

MINUTES

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

Tuesday September 1, 2026 2:30 p.m.

MEMBERS PRESENT

John “Mac” McCall
Allan Strickland
Nancy Hobby
Nathan Brantley
Gary Wisenbaker
Marion Ramsey

MEMBERS ABSENT

Keith Godfrey
Travis Cox

STAFF PRESENT

Margaret Torres
J.D. Dillard
Trinni Amiot
Page Dukes
Jason Davenport

VISITORS PRESENT

Hanna Black
Lyle Ryman
Clayton Milligan
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.

CITY OF VALDOSTA CASES:

APP-2026-09-Budd Billboards LLC (3030 N Ashley St.) Variance request to LDR 230-9(E)(5) & 230-9(E)(6) as it pertains to billboards in C-H (Highway Commercial) Zoning District. The subject property is located at 3030 N. Ashley St. (All or part of Tax Parcel 0111B 082).

Margaret Torres presented the case to the Board. The Budd Billboards LLC are requesting variance to LDR 230-9 (E)(5) & 230-9 (E)(6) as it pertains to billboards in the C-H (Highway Commercial) Zoning District. The subject property consists of .69 acres and is located at 3030 N. Ashley St. (all or part of Tax Parcels 0111B 082). It is also on the South side of the current round-a-bout project on the parcel adjacent to KFC.

The subject property is also located within the Urban Commercial Corridor Overlay District (UCCOD). The existing billboard (which is reportedly 378 sq ft) came before ZBOA in March of

2011 for the various variance requests by the applicant to replace the existing billboard and to erect a digital billboard due to distances from other billboards and size prior to them purchasing this property. That variance request was denied by ZBOA.

The applicant is proposing to convert the existing dual-face billboard to a dual-face digital billboard. It is located approximately 250 feet from another digital billboard that sits directly behind Beall Optical which is to the East of the subject property.

Margaret Torres explained to the Board that she reached out to the Georgia Department of Transportation (GDOT). GDOT regulations have the same distance requirements, and they will not give a variance. Margaret Torres explained that staff recommends denial of this variance request.

Mac McCall asked Margaret Torres if Budd Billboards was asking for a variance of 99.5% to the distance requirement. He also asked for clarification of how many billboards they would have to remove if a digital billboard was allowed. Margaret Torres stated that Budd Billboards would need to remove four to eight billboards.

Nancy Hobby said that she also called GDOT and they told her that they would also deny the request.

Mac McCall asked if the applicant would like to speak.

Lyle Ryman addressed the Board. He explained that Budd Billboards views this request as a business decision. He also told the Board that he is committed to removing the old billboards.

Mac McCall asked if anyone was present to speak in support of the variance. No speakers were identified. Mac McCall asked if anyone was present to speak in opposition. No speakers were identified. Mac McCall asked Margaret Torres if her office was contacted. She said that an adjacent property owner called to inquire about the nature of the variance.

Allen Strickland asked if the Board has the authority to override GDOT. Nathan Brantley explained that the Board is only a part of the process.

Mac McCall asked for motions. Nancy Hobby motioned to deny the variance request. Gary Wisenbaker seconded the motion. The Board voted 6-0 to deny the variance application.

APP-2026-10-Lamar Advertising (1720B Gornto Rd.) Variance request to LDR 230-9(E)(5) & 230-9(E)(6) as it pertains to billboards in C-C (Community Commercial) Zoning District. The subject property is located at 1720B Gornto Rd (All or part of Tax Parcel 0081D 033).

This case was withdrawn by the applicant.

LOWNDES COUNTY CASES:

VAR-2026-09-Miller (6313 Pinelake Circle) Variance Request to Section 4.03.16 of the ULDC as it pertains to standards for Group Personal Care and Family Personal Care homes in the MAZ-3 (Moody Activity Zone). The subject property is located at 6313 Pinelake Circle, Ray City (All or part of Tax Parcel 0175 022).

Trinni Amiot presented the case to the Board. She explained that the applicant is requesting relief from the design standards governing group and personal care homes. The applicant is requesting to be allowed to have four to eight adult residents at the home. The applicant is requesting a variance for the site location and minimum setbacks. Pinelake Circle is a residential road, thus the request for site location. The width of the existing lot is approximately 100 feet, thus the request for relief to setbacks. Due to the location of the house on the lot, the width around 10-20' on either side will not meet the 50' standard for sides; the rear setback meets standards.

Trinni Amiot explained that TRC, Moody Air Force Base staff, and County Leadership recommend denial of the request due to the density factor in the MAZ zoning district. Should the ZBOA recommend approval, additional requirements from the Health Department, Inspections, and Fire Department will be required and challenging to meet.

Trinni Amiot stated that her research revealed the house was built by Habitat for Humanity.

Nathan Brantley asked if there were limitations to what can be done to a Habitat home. Trinni Amiot explained that she does not know.

Mac McCall asked if the applicant needed 100% relief from setbacks.

Nancy Hobby asked who regulates the personal care homes. Nancy Hobby asked about the density of personal care homes and the parking requirements. Nancy Hobby asked how often the Board overrides the recommendations of Moody Air Force Base staff. Trinni Amiot stated that the State of Georgia regulates personal care homes.

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

The applicant addressed the Board. She explained that her request is for an independent living home. This is not a request for personal care home. She will not be providing medical care. The applicant stated that she was not clear why a conversation about personal care homes was taking place.

Nancy Hobby asked how many adults she was planning to house. The applicant stated that she expects anywhere from two to eight individuals.

Allan Strickland asked if she would be living at the home too. The applicant stated that she would not be living at the residence.

Mac McCall asked if the applicant has asked Habitat if the use is allowed. The applicant stated that she checked and there are no restrictions with Habitat.

Gary Wisenbaker asked if there is anyone policing this independent living arrangement. Gary Wisenbaker also asked if any of the neighbors have voiced an opinion. Trinni Amiot stated that she did not receive any calls from neighbors.

Nancy Hobby asked what the difference between an independent living home is and simply renting to individuals. Jason Davenport explained that the applicant's business model is beyond a rental situation.

Mac McCall asked if anyone was present in support. There was no one to speak in support.

Mac McCall asked if anyone was present in opposition. Hanna Black addressed the Board. She explained that she sits on the Habitat for Humanity's Board of Directors. She stated that Habitat was not contacted about the use. She also explained that there is an outstanding mortgage on this property. She also stated that the applicant's home was only ever to be used as a single-family home. She stated that approving this variance would break the terms of the mortgage as the home cannot be used as a business until the mortgage is satisfied.

Mac McCall asked for motions. Allan Strickland motioned to deny the variance. Nancy Hobby seconded the motion. The Board voted 6-0 to deny the variance application.

VAR-2026-10-Immanuel Bible Church (3860 Old US 41N) Variance Request of Section 4.03.01 (H) of the ULDC as it pertains to standards for Religious Facilities (setbacks) in the R-1 (Low Density Residential) Zoning District. The subject property is located at 3860 Old US 41N, Valdosta (All or part of Tax Parcel 0072 071).

Trinni Amiot presented the case to the Board. The applicant is requesting normal setbacks of 20' on the side and 70' on the rear. The building is two-story with 21,090 sq ft which will increase the setbacks to 50' on the side and 70' on the rear.

Trinni Amiot explained that staff reviewed the application and recommended approval.

Mac McCall asked if the applicant would like to speak.

Clayton Milligan addressed the Board. He stated that the church would like to use the regular setbacks on the side and rear.

Mac McCall asked for anyone to speak in favor or in opposition to the variance. There were none.

Mac McCall asked if Trinni Amiot's office was contacted. Trinni Amiot stated that she received no contact.

Mac McCall asked if there were any motions. Allan Strickland made a motion to approve the variance with standard setbacks of 20' on the side and 40' on the rear. Gary Wisenbaker seconded the motion. The Board approved the variance 6-0.

OTHER BUSINESS:

Approval of previous minutes:

The minutes from the August 4, 2026, meeting were reviewed by the board members. Nathan Brantley motioned to approve the minutes as presented. Marion Ramsey seconded the motion. The minutes were approved 5-0-1.

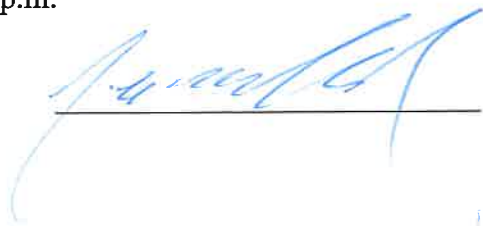
Attendance review:

Keith Godfrey was excused due to work obligations.

Travis Cox was excused due to work obligations.

Adjournment:

Meeting adjourned at 3:34 p.m.



John "Mac" McCall, Chairman

10-6-26 Date