

# Valdosta - Lowndes County Zoning Board of Appeals

Valdosta Planning and Zoning Office  
300 North Lee Street, Valdosta, Georgia  
(229) 259-3563

Lowndes County Zoning Office  
327 North Ashley Street, Valdosta, Georgia  
(229) 671-2430

Meeting Location: Multi-Purpose Room, City Hall Annex 300 N Lee Street

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## MEETING RESULTS SUMMARY

Tuesday, May 6<sup>th</sup>, 2025

2:30 p.m.

1. Call to Order 2:30pm
2. **CITY OF VALDOSTA CASES:**
3. **APP-2025-07- James Godbee** (2902 Pebblewood Drive) Request for a Variance to LDR Section 218-7 as it pertains to Accessory Use Standards in the R-15 (Single-Family Residential) Zoning District. The subject property is located on 2902 Pebblewood Drive in Valdosta GA (all or part of Tax Parcel 0078B 045). **(Approved 5-0 Vote)**
4. **APP-2025-08- Deardro & Latoya Smith** (4082 Maranatha Lane) Request for a Variance to LDR Section 218-13 (N) as it pertains to Supplemental Regulations for a Daycare in the C-C (Community Commercial) Zoning District. The subject property is located on 4082 Maranatha Lane in Valdosta GA (all or part of Tax Parcel 0146A 078). **(Approved 5-0 Vote)**
5. **LOWNDES COUNTY CASES:**
6. **VAR-2025-01- Alise Thompson** All of Tax Map 0144 – Parcel 519b. A request by Alise Thompson on behalf of Budd Commercial Real Estate, LLC for variances to sections 4.01.02(E) (Setbacks), 4.02.01 (Corridor Overlay), 4.07.00 (Landscaping/Buffer Yard), 5.02.05 (Dumpsters), 5.04.00 (Signs), and 5.04.09 (Off-Site Signs) of the Lowndes County Unified Land Development Code (ULDC). The subject property is located at 5111 Bemiss Road, Valdosta, Georgia, in a C-H (Highway Commercial) zoning district. **(Dismiss items 8-10, 5-0 Vote) (Approved items 1-4 with conditions, 5-0 Vote), (Approved items 5-7 with conditions, 5-0 vote)**
7. **VAR-2025-03- Francisco** (2446 Magnolia Circle) Request for a Variance to Chapter 5.01.01(a) of the ULDC as it pertains to standards for a Home Occupations and Chapter 9.01.03 as it pertains to nonconforming structures. The subject property is located at 2446 Magnolia Circle (all or part of Tax Parcel 0165 031). **(Approved 5-0 Vote)**
8. **VAR-2025-04- Daniel Sutton** (4321 Davis Road) Request for a Variance to Chapter 5.02.01 (e)(3) of the ULDC as it pertains to standards for accessory uses and structures. The subject property is located at 4321 Davis Road (all or part of Tax Parcel 0092 077). **(Approved 5-0 Vote)**
9. **VAR-2025-05- Kinderlou Business Park** (2567 Rocky Ford Road) Request for a Variance to Chapter 4.04.03(d) of the ULDC as it pertains to design standards for blocks, easements and lots (road frontage) and Chapter 6.01.02 (d)(1) as it pertains to streets and rights-of-way (access). The subject property is located at 2567 Rocky Ford Road (all or part of Tax Parcel 0059 093A). **(Approved 5-0 Vote)**
10. **VAR-2025-06- Ryan Hill** (4531 Kiowa Lane) Request for a Variance to Chapter 5.02.01 (d)(8) as it pertains to setback standards for accessory structures. The subject property is located at 4531 Kiowa Lane (all or part of Tax Parcel 0072 239). **(Approved 4-1 Vote)**

11. **VAR-2025-07- Lisa Rich** (3735 Byrd Road) Request for a Variance to Table 4.01.03(b) as it pertains to design standards for manufactured homes. The subject property is located at 3735 Byrd Road (all or part of Tax Parcel 0212 001). **(Approved 4-1 Vote)**

12. Approval of previous meeting minutes **(Approved 5-0 Vote)**

13. **OTHER BUSINESS**

14. Attendance Review **(ABSENT: John Hogun- Family Emergency, Nathan Brantley- Work Conflict)**

15. Adjournment **(4:12pm)**