

## MINUTES

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

**Tuesday March 4, 2025, 2:30 p.m.**

### MEMBERS PRESENT

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

### MEMBERS ABSENT

John Hogan

### STAFF PRESENT

Lauren Hurley  
Margaret Torres  
Trinni Amiot  
Jenni Boyer  
JD Dillard  
Mindy Bates  
Matt Martin

### VISITORS PRESENT

Roger Budd III-Roger Budd Company  
Betty Clements-resident  
Matthew McGriff-resident  
Lisa Edwards-Grace Fellowship Bible Church  
Alfred Knight & Amy Crumley-Al’s Towing & Recovery  
Hanna Black-Representative for Roger Budd Company  
Alise Thompson-Roger Budd Company  
Sharae McMasters-Normal Life of GA

### 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.

Chairman McCall presented to Lowndes County representatives that they felt that their case VAR-2025-01 should be tabled so that they can have more time to get more information and be able to review the case.

Nancy Hobby makes motion to table item to next meeting. Motion is seconded by Allan Strickland.

**CITY OF VALDOSTA CASES:**

**APP-2025-03-Normal Life of GA** (910 Worth Ave) Request for a Variance to LDR Section 218-13 (BBB) (4) as it pertains to Supplemental Regulations for a Personal Care Home in the R-10 (Single-Family Residential) Zoning District. The subject property is located at 910 Worth Ave in Valdosta GA (all or part of Tax Parcel 0112B 145).

Lauren Hurley presented case showing aerial of subject property and shows supplemental regulations about personal care homes. She stated applicant already has a personal care home on the same side of the street within the same block which is the reason for the request for variance.

Chairman McCall asked for clarification that application is for 3 clients and if they cannot go over 3.

Lauren stated that cannot confirm their licensing, but that zoning would write a letter stating what their limitation of clients would be.

Nancy stated that she had recently driven by a residential group home in another neighborhood and that there were concerns about cars parking on the street and in the yard. She expressed her concern for this location because of how small the home is.

Lauren stated that this location is not in the Residential Parking Overlay which limits how many cars can be parked on the property.

Chairman McCall asked if they were allowed to park on the street at this location.

Lauren stated that zoning cannot get onto them for parking.

Chairman McCall asked there were any further questions for staff. Then asked if the applicant or applicant representative would like to address the Board.

Sherae w/ ResCare stated that she has other houses in town that act as resident homes. She stated that for this location, they may expand the parking pad to accommodate parking and that they would only have 3 residents living there. She also stated that they have State requirements for the upkeep of the house and the yard.

Mr Strickland if there was anyone who would be there with the residents

Sherae stated that there would be staff there 24/7 and that the residents living there would not have mental health issues.

Chairman McCall asked if the residents drive.

Sherae stated that there would be a transport van that would transport residents to appointments and other places they needed to go.

Nancy Hobby asked if there would be 3-4 employees there also

Sherae stated that there would be.

Chairman McCall then asked if there were any further questions for the applicant. He then asked if anyone in opposition would like to speak.

Matthew McGriff (resident at 911 Worth Ave) stated that he lives across the street and that the subject property is the only house that has parking and parks cars in front of his house. He voiced concern over lots of cars being parked on the street.

Chairman McCall asked if there was anyone else in opposition.

Betty Clements (resident-912 Worth Ave) stated that her only question was the type of clients that would be living there.

Sherae stated that there would be no residents living there with any behavioral challenges in the city, just those with physical limitations. She stated that they try and keep those with mental health and behavioral issues in a more rural setting.

Chairman McCall asked if there was anyone else in opposition. He then addressed the applicant and stated that there are general parking ordinances, but asked if they can limit parking by conditions.

Sherae stated that they have no objections to making changes to accommodate

Nathan Brantley stated that they can put conditions on parking.

Sherae asked if they could expand the parking pad

Chairman McCall stated that they had no problem with that.

Marion Ramsey asked if there would be anyone at the home who could direct parking.

Sherae stated that the only time parking may be a problem would be at shift change with employees from one shift would be there at the same time as the employees for the next shift, but that it would not be for a lengthy time.

Chairman McCall asked if anyone would like to make a motion.

Nancy Hobby made a motion to accept with conditions of no on-street parking, no parking on the grass and that they would need to expand the existing parking pad with a permit. Allen Strickland seconded the motion. Vote: Unanimous 6-0.

**APP-2025-04-Alfred Knight Jr.** (913 W. Hill Avenue) Request for a Variance to LDR Section 214 Table 2 as it pertains to setback standards in the C-H (Highway Commercial) Zoning District. The subject property is located at 913 W. Hill Avenue in Valdosta GA (all or part of Tax Parcel 0119D 073).

Lauren presented the case that the applicant is proposing to place a carport structure on property to cover existing buildings and office trailer. The proposed structure would encroach on the front setback which is the reason they are requesting a variance.

Chairman McCall stated that it appears there is a sewer line running under the front of the property

Al Knight stated that it was outside of his gate.

Chairman McCall stated it was noted on the survey and that the concern was that it is too close to the property line.

Nathan Brantley asked if the buildings were there before.

Lauren stated there was

Al stated that only one pole would be too close

Nancy asked if the only spot where he would be one foot off is at the curve

Lauren stated that it was

Nancy asked if the difficulty has come in from the construction of the bridge and part of his property being taken because of it.

Al stated that they have been there for 40 years. He stated he is trying to make the property look better, that it would be behind his current fence and would cover his existing structures to protect them from the weather.

Nancy asked for confirmation that the structure would be metal.

Allen Strickland asked the applicant if the posts are metal or wood.

Al stated that the posts are wood and that the roof is metal trusses. He stated that when the storm came, it caused damage to his current building.

Nancy asked if he had several shelters on property before the storm

Al stated that he had 4-5 structures on the property that were destroyed in the storm.

Chairman McCall if there were any other questions for the applicant.

Allen Strickland asked how much traffic goes by.

Al stated that just the trucks bringing cardboard to the adjacent property Lark.

Allen Strickland asked if it was a high-volume road there.

Al stated it was not.

Chairman McCall asked if there was anyone else in support or opposition who would like to address the board. He then asked if anyone would like to make a motion.

Allen Strickland made a motion to accept as presented. Motion seconded by Keith Godfrey. Vote: Unanimous 6-0.

### **Review of Meeting Minutes:**

Staff presented with minutes from February meeting.

McCall asked if anyone would like to make any changes. He then asks for a motion.

Allen Strickland made motion to approve meeting minutes as presented. Marion Ramsey seconded motion. Vote: 5 approve, 1 abstain

### **OTHER BUSINESS:**

#### **Attendance Review:**

John Hogan-sick-excused

#### **Adjournment:**

Meeting adjourned at 3:06p.m.



John "Mac" McCall, Chairman

4-1-25

Date