

**MINUTES**

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

**Tuesday January 14, 2025, 2:30 p.m.**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Marion Ramsey

**STAFF PRESENT**

Lauren Hurley  
Margaret Torres  
Trinni Amiot  
Jason Davenport  
JD Dillard

**VISITORS PRESENT**

Roger Bishop (U-Haul Owner)  
Rob Evans w/ IPG  
Cody Califf w/ Innovate  
Scott Alderman w/ First Commercial Real Estate  
Ashok Patel w/ Jupiter Construction  
Akosh Patel w/ Jupiter Construction

Jesse Cowart (Developer/land owner)  
Scott Orenstein (County Commissioner)  
Ken Haertel w/ Continea Group  
Jitendra Patel (property owner)  
Darshan Patel

**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-2025-01-IPG** (3095 James Rd) Request for a Variance to LDR Section 218-13 (KK) as it pertains supplemental regulations for a Hotel in the C-H Zoning District. The subject property is located at 3095 James Rd in Valdosta GA (all or part of Tax Parcel 0081C-004).

Lauren Hurley presents case showing property as undeveloped. Proposed footprint of hotel in packet handed out to staff. Proposed is 81 room, 4-story hotel. LDR states that minimum room size is 300 sq ft. She stated that she called other cities of similar size and none of them have this regulation. She also stated that she does not know why this regulation exists and will be seeking to have it removed from the LDR. Applicant is asking for variance on King and double queen rooms. Staff sees no impact and is recommending approval.

Nancy Hobby asked if there are any plans to do away with this regulation.

Lauren stated that it is on the list to go before City Council.

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

Rob Evans with IPG stated that the proposed hotel is a Hilton prototype that is being replicated all over the country.

Chairman McCall ask if there were any questions from staff. Then asked if there was anyone in support or opposition of the case. He then asked if anyone would like to make a motion.

Allen Strickland made a motion to approve as presented. Godfrey seconded the motion. Vote: Unanimous 6-0.

### **Lowndes County Cases:**

**VAR-2024-14-Country Estates West Section XX** (Woodcliff Drive) Request for Variance to Chapter 4.04.03 (D) of the ULDC as it pertains to the design standards for blocks, easements, and lots (all subdivision lots shall have frontage on and access to an existing or proposed paved public street; Request for a Variance to Chapter 6.01.02 (d)(1) of the ULDC as it pertains to Streets and Right-of-Way (each lot within a subdivision shall front a paved street within a minimum width of 60 contiguous feet.). The subject property is located along Woodcliff Drive (all or part of Tax Parcel 0064-001).

Trinni Amiot presented that this was a tabled request to the paving requirement. She stated that the County met with the surveyor and Mr. Cowart the landowner and may have come to an agreement. They are proposing now to develop only lots 5-12. Lot 13 will contain the remainder. They are proposing that the stipulation be put on the plat that any further development would require paving.

Chairman McCall asked how this would be tied to further development the next time.

Trinni stated that they would keep the information in their office, and it would also be put into the GIS system.

Allen Strickland stated the question of it not being able to be traced through the tax record.

Trinni stated that it would be kept on record in the zoning office so if any further development was proposed that the requirement would be there for paving in the future. They are just trying to make it work for the current development for Mr. Cowart.

Jason Davenport stated that it would also be notated on the plat.

Chairman McCall asked if the subdivision plat had been recorded yet and if not, will it be notated at that time.

Nancy Hobby asked what was being referred to of making "it" work.

Trinni stated that she would let Mr Cowart explain when he comes forward.

Chairman McCall asked if there were any further questions for staff. He then asked if the applicant or applicant's representation would like to address the board.

Mr Jesse Cowart stated that he had done some research and that dirt roads are very common in the County. He stated that he has no control over the maintenance of the roads there and had not for nearly 40 years. He stated he was just asking to be able to develop 8 lots to cover his debt with the bank and that he would leave the rest for future development.

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

John Hogan made the motion to grant variance with the conditions that lots 5-12 would be allowed to be subdivided from Tax Map 0064 Parcel 041 (as depicted on Innovate, Califf subdivision plat, filing date 12/30/2024, Field Survey Date 07/18/2024. The remainder of Tax Map 0064 Parcel 041, Lot 13, shall not be allowed to be further subdivided to create a new lot unless the road in front of the lot to be subdivided is paved. Godfrey seconded the motion. Vote: Unanimous 6-0.

**VAR-2024-15-U-Haul Valdosta** (3845, 3861, 3867 Inner Perimeter Rd) Request for a Variance to Table 4.03.21 (F) of the ULDC as it pertains to Site Design Standards for Self-Service Storage Facilities. The subject property is located along 3485, 3861 and 3867 Inner Perimeter Rd (all or part of Tax Parcel 0149a-036A, 036B, 036C).

Trinni Amiot presented case. They are proposing to combine lots. Property was recently rezoned from R-10 to C-D. Rezoning was approved with following conditions: Any structures over 35 ft should be void of any windows or reflective surfaces on Northern elevations, all lighting shall be onsite and directed away from adjacent residential properties and no reduction shall be granted to the minimum area buffer requirements. Applicant is asking for a variance maximum site area which states that the lot will be no larger than 5 acres. Combined that will be 5.004 which is just a little bit over. They are asking in reduction in front yard setbacks from 75 ft to 63 ft and maximum height of the building to 45 ft. She then referred to how it will look on the examples on the PowerPoint.

Chairman McCall asked if this will be 2 buildings.

Trinni stated that it would be stated that for size reference they would be similar to the storage facility in Remerton. That building is about 50 ft and U-Haul is asking for 45 ft.

Chairman McCall asked to see the site plan on the overhead. He stated that they would be pushing one building right up against the buffer.

Trinni stated that they are not asking for a reduction in the buffer requirement that was a stipulation in the rezoning.

Nathan Brantley asked if there would be a detention behind the building and then behind that a vegetative buffer.

Trinni stated that was correct.

Chairman McCall asked from the back of the building to the edge of the green on the overhead (property line) what is the narrowest distance.

\*Applicant from audience stated that it would be more than 35 ft

Allen Strickland asked if the buffer is the existing trees and asked for clarification if they were planting additional trees.

Trinni stated that they have not reviewed the buffer and landscape plan yet, but that they could use existing trees and they may have to plant additional shrubs.

Allen Strickland asked if they would be a requirement for what they have to put on site.

Trinni stated that the sheet she typed up for staff was incorrect. They do not want reduced to 57 ft, they actually want 63 ft. She also stated that she and J.D. Dillard

measured, and they will be very close to lining up with Monster Storage on the adjacent parcel.

Chairman McCall asked if there were any other questions for staff. He then asked if the applicant or applicant's representation would like to address the board.

Roger Bishop asked if they had any questions for him.

Allen Strickland asked if U-Haul would have a problem if they put it in the wording that they would be in line with the storage facility to the West within a few feet.

Roger Bishop stated that he did not think that would be an issue, but they are trying to avoid getting close to the residential area to the rear of the property. That is why they are asking for the variance so that the buildings can remain in keeping with their other buildings around the country.

Allen Strickland stated that worst case scenario that they could give up a few feet in the parking area at the front of the building and not affect the flow of traffic from Inner Perimeter since they are not going all the way around the buildings, just going in and then back out of the parking lot.

Roger Bishop stated that is their intent to completely avoid the residential area to the rear.

Chairman McCall asked if there were any other questions for the applicant. He then asked if there was anyone in favor or opposition who would like to address the board. He asked if Zoning office was contacted.

Trinni stated it was not.

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

John Hogan spoke up and asked if their other locations were the same as this one.

Roger Bishop stated they were.

John Hogan makes motion to approve as presented siting criteria D. Nancy Hobby seconded motion. Vote: Unanimous 6-0

**VAR-2024-16-Triangle Food Mart** (4946 Highway 41 S) Request for a Variance to Table 4.01.02 (E of the ULDC as it pertains to Standards for Building Locations and Heights. The subject property is located along 4946 Highway 41 South, Lake Park (all or park of Tax Parcel 0197A-015).

Trinni present case that applicant has convenience store/fueling station that was hit by vehicle and is now beyond repair. They are proposing to replace building, but new building cannot meet current setbacks due to the odd shape of the lot. Applicant has a true hardship and staff is recommending approval with following conditions: Primary front (Hwy 41S) setback would be 25 ft from property line, and secondary front (Old Hwy 41) setback would be 20 ft from property line.

Allen Strickland asked for clarification. Stated they were getting conflicting information. One that they were using existing footprint and the other that they were enlarging. Asked if that meant they were going to pull front of the building out further.

Trinni stated that the letter of intent stated that the building may be slightly larger but that it did not actually say.

Ashok Patel spoke up from the audience and stated that the owner wants to take the current walkway and bring the building out and additional 7 ft reducing the walkway from 12 ft to 5 ft.

Chairman McCall stated that the plan that the board has is an existing survey. He stated that what is being shown is not what is intended. He stated that he wants to make sure this is not open-ended and that they are limiting them to specifics.

Nancy Hobby asked Trinni for clarification that current building is 25ft from Hwy 41 S and 20 ft from Old Hwy 41.

Trinni stated that it is 20 ft from Hwy 41S and 25 ft from Old Hwy 41

Nancy Hobby stated that this would allow them to go a little bit bigger and still be able to expand to the front of their building.

Trinni stated that they would have room with those setbacks to expand in any direction to enlarge their building.

Chairman McCall asked if there were any other questions for staff. He then asked if the applicant or applicant's representation would like to address the board.

Ashok Patel stated that the current building was damaged so they are planning on building a new building on the same footprint but would like to expand the Northside of the building on the front.

Allen Strickland asked if they were going to push the front of the building out toward the parking lot, not widening or expanding to the rear.

Ashok Patel stated that they were not. Just bringing out toward 41 in the front.

Chairman McCall asked if the fuel canopy will be changing.

Ashok Patel stated that it will be staying the same.

Chairman McCall asked if there was anyone else in support of the case. He then asked if there was anyone in opposition. He then asked if anyone would like to make a motion.

Allen Strickland made motion to approve as presented with front setback on Hwy 41 S and secondary front Old Hwy 41 and that the rear setback would remain the same and be maintained. Nathan Brantley seconded motion. Vote: Unanimous 6-0.

**OTHER BUSINESS:**

**Review of Meeting Minutes:**

Staff presented with minutes from November and December 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. Nathan Brantley seconded motion. Vote: Unanimous 6-0.

**Attendance Review:**

Marion Ramsey absent due to work obligation. Absence excused.

**Adjournment:**

Meeting adjourned at approximately 2:59 p.m.



John "Mac" McCall, Chairman

2-5-25

Date