



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS
Staff Report - MEETING DATE: September 1, 2015

VAR-2015-12
Eugene Stone dba Southview Cemetery
Clay Road, Valdosta, Georgia

The subject property is in the process of undergoing the plan review process for the establishment of a cemetery. The subject property contains a zoning classification of E-A (Estate Agriculture), consists of 12.5 acres, and is located on east side of Clay Road, the portion that lies between Howell Road and Old Statenville Road.

Table 4.01.02(E) contained in the ULDC provides for minimum building setback requirements. In this case, the applicant purchased the property several years ago. The property contained two (2) buildings for which there is no record of a building permit. The buildings are located along the northern property line of the subject property. The smaller building is proposed to be removed/relocated, and the applicant has plans to utilize the larger building for storage purposes. The larger building measures fifteen (15') feet from the side property line, whereby the minimum Side Yard setback requirement is twenty (20') feet. **Therefore, a five (5') feet Variance is being requested to the minimum Side Yard setback.**

For Reference:

Table 4.01.02(E). Standards for Building Locations and Heights.

Zoning district	Minimum Setbacks from Centerline of Street ¹			Minimum Setbacks from Property lines		Maximum Building Height (ft.)
	Front ² (feet)			Side (ft.)	Rear (ft.)	
	Arterial	Collector	Residential			
E-A	80	70	60	20	50	35
R-A	80	70	60	20	40	35
CON	100	80	65	20	40	35
R-1	80	70	60	20	40	35
R-21	80	70	60	10	30	35
R-10	80	70	60	10	30	35

¹For Street classifications, see *Lowndes County Thoroughfare Plan*.

²Plus ½ any amount which the Right-of-way width exceeds 60 feet for Residential Streets, 80 feet for Collector streets, and 100 feet for arterial Streets.

Staff sought out a number of reliefs e.g. nonconforming use (grandfathered), administrative waiver, etc. in an effort to avoid this public hearing. The building in question was constructed on a masonry foundation, and the applicant anticipates the productive use of both buildings as a maintenance and storage facility for the upkeep of the cemetery grounds.

The subject property is located in a mixed use area with some commercial, industrial, residential, and institutional uses nearby. The subject property is just outside the border of the city limits line and is bounded by other agricultural zoning districts as well as residential. The applicant will be required to construct a vegetative buffer on three (3) sides.

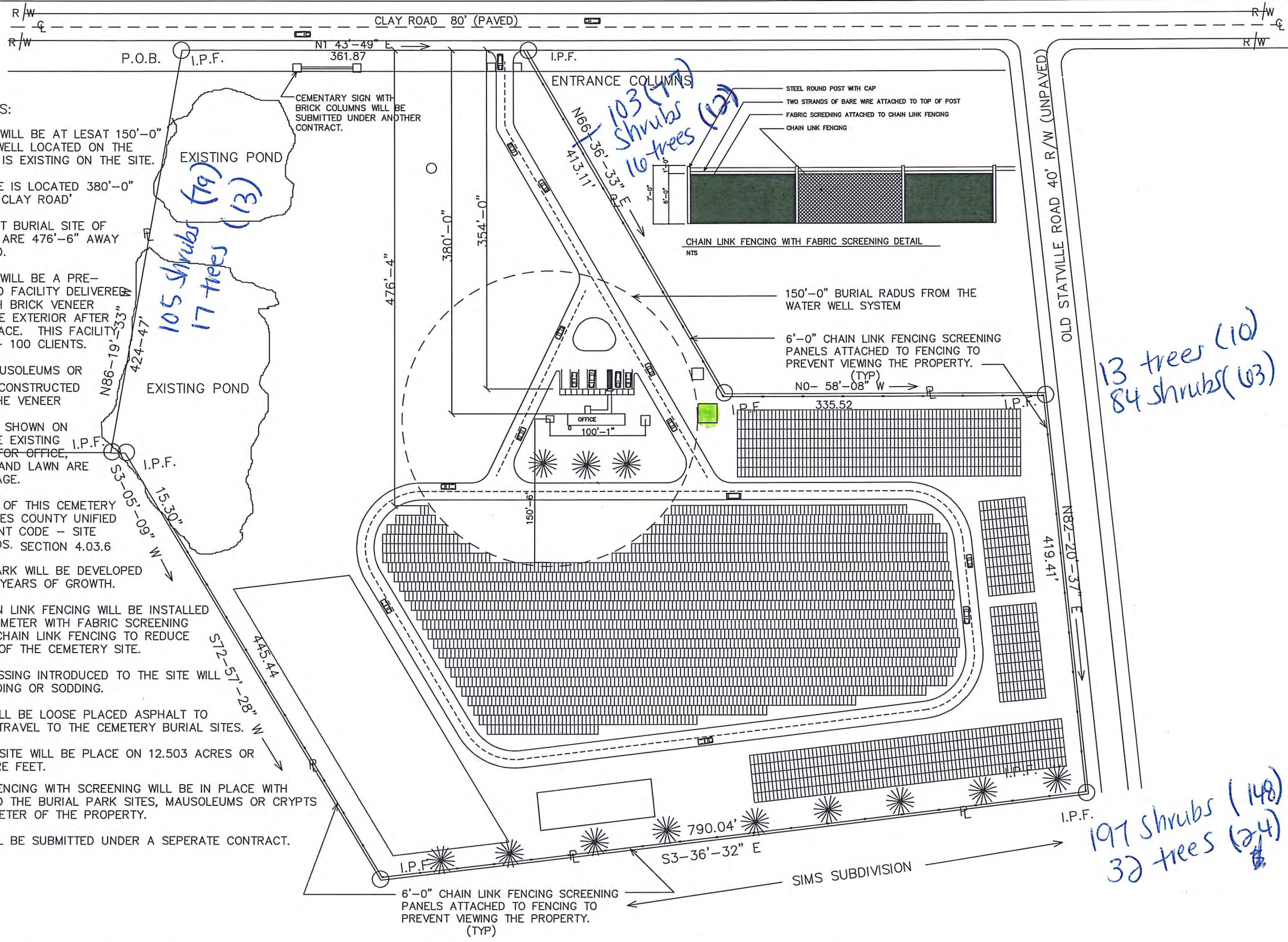
Staff reviewed this Variance request and was of the opinion that the existing building is far enough away from the property line, given its proposed use and current size. As such, staff ultimately understood the applicant's request and justifies it under criteria "h" of the standards. The TRC staff unanimously recommends approval of the requested Variance as presented.

The ULDC provides that variances may be granted upon a finding by the ZBA that one the following conditions have been met:

- A. *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;*
- B. *Such conditions are peculiar to the particular piece of property involved;*
- C. *The application of this ULDC to this particular piece of property would create an unnecessary hardship;*
- D. *Relief, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of this ULDC;*
- E. *A literal interpretation of the provisions of this ULDC would deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located;*
- F. *Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the applicant's property is located;*
- G. *The requested variance will be in harmony with the purpose and intent of this ULDC and will not be incompatible with the neighborhood or to the general public welfare;*
- H. *The special circumstances are not the result of the actions of the applicant;*
- I. *The variance requested is the minimum variance that will make possible the legal use of the land or structure;*
- J. *The variance is not a request to permit a use of land or structures which are not permitted by right in the zoning district involved;*
- K. *The extension of said nonconforming use will not further injure a permitted use on the subject property or on adjacent property;*
- L. *The design, construction, and character of the nonconformance is not suitable for uses permitted in a district in which the nonconformance is situated; and*
- M. *The nonconforming use is similar to the prior nonconforming use.*

GENERAL NOTES:

1. BURIAL SITES WILL BE AT LESAT 150'-0" FROM DRINKING WELL LOCATED ON THE SITE. THE WELL IS EXISTING ON THE SITE.
2. EXISTING OFFICE IS LOCATED 380'-0" SET BACK FROM CLAY ROAD
3. THE INTERMENT BURIAL SITE OF HUMAN REMAINS ARE 476'-6" AWAY FROM CLAY ROAD.
4. MAUSOLEUMS WILL BE A PRE-MANUFACTURED FACILITY DELIVERED TO THE SITE WITH BRICK VENEER ATTACHED TO THE EXTERIOR AFTER BEING PUT IN PLACE. THIS FACILITY WILL HOUSE 50 - 100 CLIENTS.
5. INDIVIDUAL MAUSOLEUMS OR CRYPTS WILL BE CONSTRUCTED OF STONE FOR THE VENEER
6. ALL BUILDINGS SHOWN ON THE DRAWING ARE EXISTING BUILDINGS USED FOR OFFICE, STORAGE SHEDS AND LAWN ARE EQUIPMENT STORAGE.
7. THE CREATION OF THIS CEMETERY WILL MEET LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE - SITE DESIGN STANDARDS. SECTION 4.03.6
8. THE BURIAL PARK WILL BE DEVELOPED IN PHASES OVER YEARS OF GROWTH.
9. SIX FEET CHAIN LINK FENCING WILL BE INSTALLED AROUND THE PERIMETER WITH FABRIC SCREENING PLACED ON THE CHAIN LINK FENCING TO REDUCE OUTSIDE VIEWING OF THE CEMETERY SITE.
10. ALL NEW GRASSING INTRODUCED TO THE SITE WILL BE CENTIEPE SEEDING OR SODDING.
11. ALL ROADS WILL BE LOOSE PLACED ASPHALT TO FORM ROADS TO TRAVEL TO THE CEMETERY BURIAL SITES.
12. THE CEMTERY SITE WILL BE PLACE ON 12.503 ACRES OR 549,923.10 SQUARE FEET.
13. CHAIN LINK FENCING WITH SCREENING WILL BE IN PLACE WITH 25'-0" OFFSET TO THE BURIAL PARK SITES, MAUSOLEUMS OR CRYPTS ALONE THE PERIMETER OF THE PROPERTY.
14. SITE SIGN WILL BE SUBMITTED UNDER A SEPERATE CONTRACT.



PERIMETER FENCING PLAN

SCALE 1/100" = 1'-0"

IDEAL * DESIGNS

5980 UPPER NEW BETHEL ROAD * RAY CITY, GEORGIA 31645
(229) 247 - 0082

DESIGNED BY:	DATE:	REV.
DRAWN BY:	CHECKED BY:	DESIGN FILE NUMBER:
REVIEWED BY:	SCALE:	DRAWING CODE:
SUBMITTED BY:	FILE NAME:	PROJECT NUMBER:
PROJECT MANAGER:	PLAT DATE:	PLAT SCALE, AS SHOWN:

RENOVATE EXISTING PROPERTY TO CREATE A CEMETERY:
EUGENE STONE
CLAY ROAD
VALDOSTA, GEORGIA 31601 (LOWNDES COUNTY)

SHEET REFERENCE NUMBER:
S. 2
SHEET 3 OF 5



VAR-2015-12W

WRPDO Site Map

Legend

- | | |
|--------------------|------------------|
| Roads | Open Water |
| Railroads | Valdosta Airport |
| Park | Wetlands |
| City Limits | 100 Yr Flood |
| Crashzone | Hydrology |
| Crashzone West | Drastic |
| Urban Service Area | Recharge Areas |
| | Parcels |

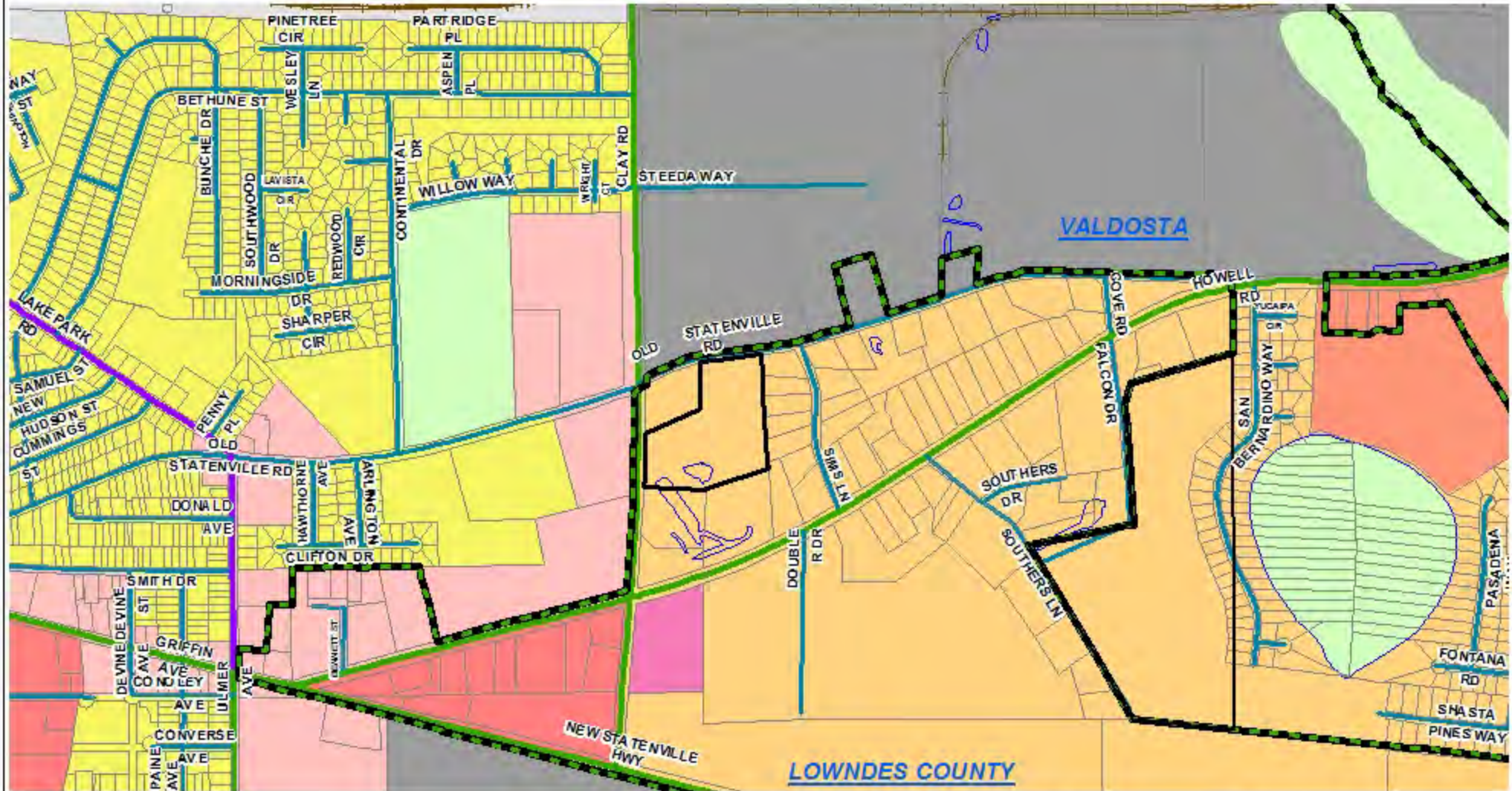
SOUTHVIEW CEMETERY Variance Request



Feet
0 400 800



SOUTHVIEW CEMETARY Variance Request



- Urban Service Area
- City Limits
- Parcels
- Railroads
- Open Water

Roads

- Functional Classification**
- 1. INTERSTATE
 - 3. OTHER PRINCIPAL ARTERIAL
 - 4. MINOR ARTERIAL
 - 5. MAJOR COLLECTOR
 - 6. MINOR COLLECTOR
 - 7. LOCAL

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Neighborhood Activity Center
- Neighborhood Village
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



Visit VALOR on the web at: WWW.VALORGIS.COM

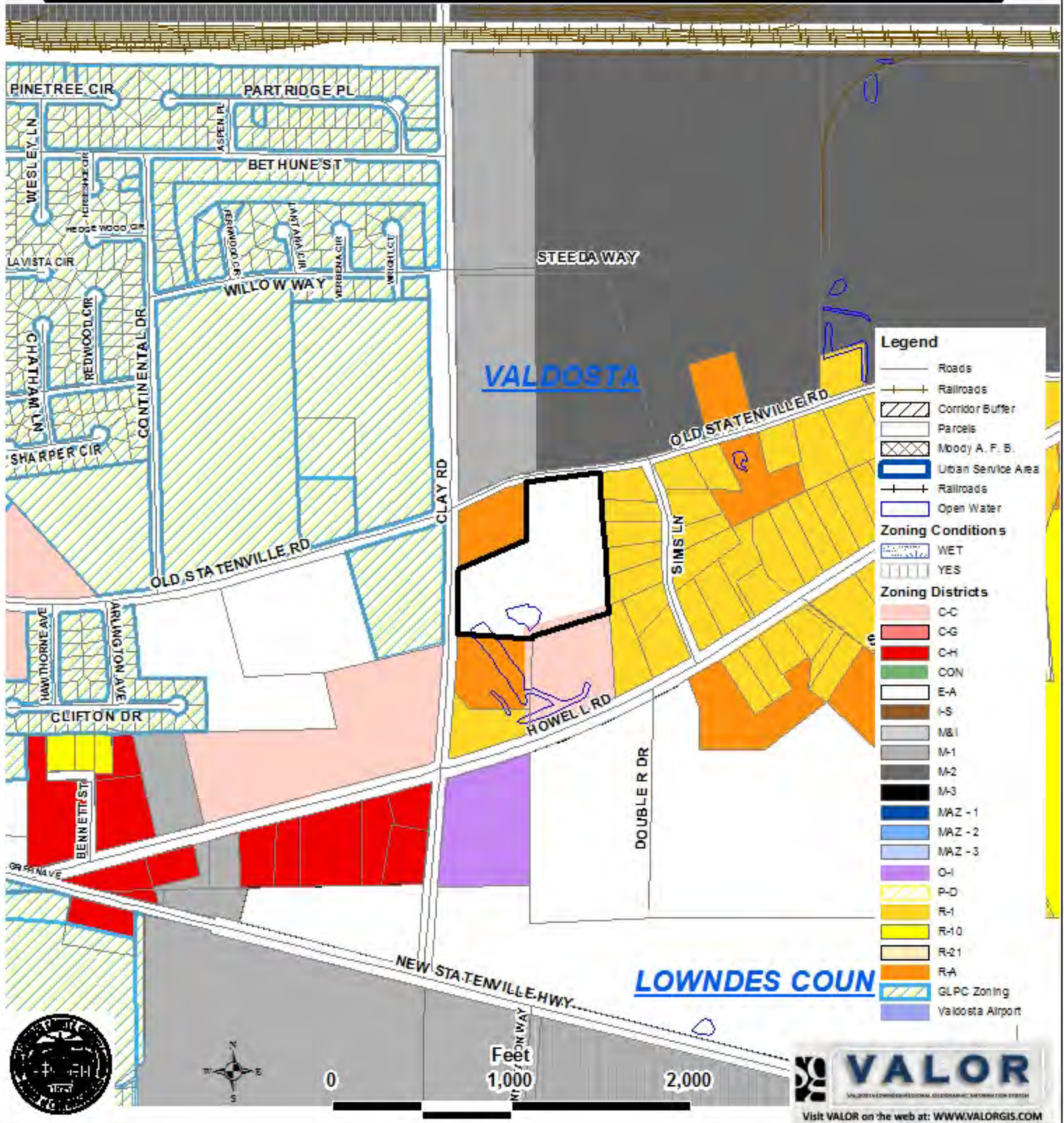


VAR-2015-12

Zoning Location Map

SOUTHVIEW CEMETERY
Variance Request

CURRENT ZONING: E-A



ULDC APPLICATION

Required Approvals	Contact Number	Contact Made & Date
Lowndes County Zoning Office	(229) 671-2430	
Lowndes County Board of Health	(229) 245-2314	
Lowndes County Utilities Department	(229) 671-2500	
Lowndes County Engineering Department	(229) 671-2424	
Valdosta/Lowndes County Inspections Department	(229) 259-3561	
Lowndes County Technical Review Committee	(229) 671-2424	
Lowndes County Fire/Rescue	(229) 671-2730	
Valdosta-Lowndes Zoning Board of Appeals	(229) 671-2430	
Moody Air Force Base and/or Valdosta Airport Authority	(229) 671-2419	
Greater Lowndes Planning Commission	(229) 671-2424	
Lowndes County Board of Commissioners	(229) 671-2400	
Type of Application*	Fees*	Case Number
<small>*For Application Types and Associated Fees Please See the ULDC Processing Sheet on Page 4</small>		
Variance	\$505 ⁰⁰	VAR-2015-12

REASON FOR REQUEST: VARIANCE TO TABLE 4.01.02(E) AS IT PERTAINS TO THE SIDE YARD SETBACK Additional Narrative Attached

PROJECT INFORMATION

Project Name: SOUTHVIEW CEMETERY Property Address: CLAY ROAD + Old Stationville Road
 Map and Parcel Number: 0159D 019 Property Size: 12+ ACRES

Current Deed and/or Legal Description Attached Current Survey Attached

Current Building Square Footage: _____ Proposed Building Square Footage: _____

Current Impervious Surface %: - Proposed Impervious Surface %: -

Current Number of Lots: 1 Proposed Number of Lots: N/A

Current Zoning District: E-A Proposed Zoning District: N/A

Is this property within a special or overlay district? No Yes

1 and 4

If this application is within a special or overlay district please specify which one: N/A

Flood Zone: _____ Base Flood Elevation: _____
(This information shall be based on the Flood Insurance Rate Maps)

Is this property within a water resource protection district? No Yes

If this application is within a water resource protection district please specify which one: _____

Please circle one of the following: County Water Community Well Individual Well

Please circle one of the following: County Sewer Septic system Other

Property Depiction on Lowndes County Future Development Map: SUBURBAN

AREA Additional Narrative Attached

Is this application a re-submittal? No Yes

If this application is a re-submittal, please provide file number, date of application, and action taken on all previous applications: _____

PROFESSIONAL TO CONTACT e.g. ENGINEER, SURVEYOR, ARCHITECT, OR LAWYER

Name: _____ Address: _____

City: _____ ST: _____ Zip: _____

Phone #: _____ Cell Phone #: _____ Fax #: _____

Email Address: _____

OWNERSHIP INFORMATION

Property Owner: Eugene Stone Address: 103 51 Aug RD

City: Valdosta ST: GA Zip: 31601

Phone #: 229-671-6371 Cell Phone #: _____ Fax #: _____

Email Address: _____


OWNER'S SIGNATURE (Testifying ownership of aforementioned property):



Signature of the property owner

Signature of the property owner

NOTARIZATION FOR OWNER'S SIGNATURE



Notary Public, Lowndes County, Georgia
My Commission Expires March 13, 2017
NOTARY PUBLIC

If the applicant or agent is a representative of the property owner, a notarized statement authorizing the representative to act as an agent of the property owner with regard to the application and associated procedure, shall be completed with this application.

Agent's Name: _____ Agent's Street Address: _____

City: _____ ST: _____ Zip: _____

Phone #: _____ Cell Phone #: _____ Fax #: _____

Email Address: _____

AGENT AUTHORIZATION

_____, agent, is hereby authorized as my legal representative and designated agent to speak in my behalf for the subject matter.

Signature of the property owner

Signature of the property owner

NOTARIZATION FOR AGENT'S SIGNATURE

NOTARY PUBLIC

Thank you for the time and effort involved in the completion of this application. Your diligence will help to ensure that your application is reviewed as efficiently and effectively as possible.