



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS
Staff Report - MEETING DATE: May 2, 2017

VAR-2017-05
Lower Lowndes, Inc.
6671 Brookridge Drive, Hahira, Georgia

This is a request for a Variance to the ULDC provisions as it pertains to the Minimum Lot Width. The subject property consists of 1.06 acres and is located at 6671 Brookridge Drive, Hahira, Georgia, in a R-1 (Low Density Residential) zoning district.

Table 4.01.01 [G]) provides the minimum standards for Lot Width according to zoning districts. In this case, the subject property was initially created as one of several subdivided lots on an unrecorded survey plat in 1993. The unrecorded survey plat depicts the subject property as Lot #5. The challenge is that the subject property lacks the minimum lot width. While subject property meets the lot width of 120' at the right-of-way line, the lot width as measured at the existing house is only 113' according to the surveyor's note. *Therefore, a Variance of seven (7') feet is being requested to the Minimum Lot Width requirement. (See Lot #5 on the submitted survey)*

Table 4.01.01(G). Standards for Lot Area, Width, and Impervious surface.

Zoning District	Minimum Lot Area (sq. ft.)		Minimum Lot width (feet)		Maximum Impervious surface Ratio (Percent)
	With Individual Well Water	With Central Water System	With Individual Well Water	With Central Water System	
E-A	217,800	217,800	210	200	15
R-A	108,900	108,900	150	100	20
CON	43,560	43,560	N/A	N/A	15
R-1	43,560	43,560	120	100	30
R-21 ²	43,560	21,780	120	100	40
R-10 ³	43,560	10,000	120	80	50
OI	43,560	10,000	120	100	75
C-C	43,560	10,000	120	80	75
C-G	43,560	10,000	120	80	75
C-H	43,560	10,000	120	100	85
M-1	43,560	30,000	120	100	85
M-2	43,560	43,560	150	150	85
M-3	43,560	43,560	150	150	85
MAZ Residential	108,900	108,900	120	100	30
MAZ Non-Residential	43,560	10,000	120	80	85
IS	As established in the Environmental Permit.				