



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS
Staff Report - MEETING DATE: Tuesday, October 3, 2017

VAR-2017-15
Adkins Property
Parker Place Road, Hahira, Georgia

This is a request for a Variance to the Minimum Lot Area requirement. The subject property consists of 10.93 acres, and is located at 4845 Parker Place Road, in an R-A (Residential-Agriculture) zoning district.

Table 4.01.01 (G) contained in the ULDC provides minimum standards for lot area – see below. In this case, it is the applicant’s request to subdivide and market 1.05 acres from the subject property. The current zoning, R-A, requires a minimum lot area of 2.5 acres. **Therefore, a Variance of 1.45 acres is being requested to the Minimum Lot Area requirement of the R-A zoning district.**

Table 4.01.01(G). Standards for Lot Area, Width, and Impervious surface.¹

Zoning District	Minimum Lot Area ¹ (sq. ft.)		Minimum Lot width ¹ (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.				

¹Installation of septic systems are subject to the approval of the Board of Health. See Section 6.02.00

²**Development** within the R-21 zoning district may be permitted with septic tanks, subject to the approval of the Board of Health.

³**Development** within the R-10 zoning district at the 10,000 sqft lot size shall require both a central water supply system and community sanitary sewer system. **Development** shall be **permitted** on individual wells or on individual septic tanks, subject to the approval of the Board of Health.