



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS
Staff Report - MEETING DATE: Tuesday, November 6, 2018

VAR-2018-18

Shannon Lee McGee and Larry Eidson

This request is for a Variance to Table 4.01.01(G) of the ULDC as it pertains to standards for lot area, width and impervious surface coverage. The subject properties are addressed as 5143 and 5149 Griffin Drive. The subject properties are both one acre (1) in size within an E-A (Estate Agricultural) zoning district.

In this case, the applicants, Shannon Lee McGee and her Grand-father, Mr. Larry Eidson both own one (1) acre tracts that do not meet the ULDC minimum standards. In lieu of a rezoning request, the applicants were advised to pursue relief via the Variance process. In an effort to satisfy any outstanding zoning issues and to prevent any future development/improvement concerns for both lots, they are both requesting a Variance to Table 4.01.01(G) as it pertains to Standards for Lot Area, Width and Impervious Surface Coverage.

The TRC is recommending approval with no conditions as the request does not appear that it will cause substantial detriment to the public good.

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

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

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; ~~and~~