



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~~

- 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.*

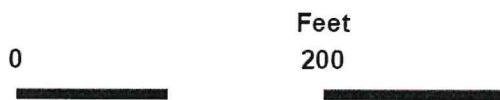
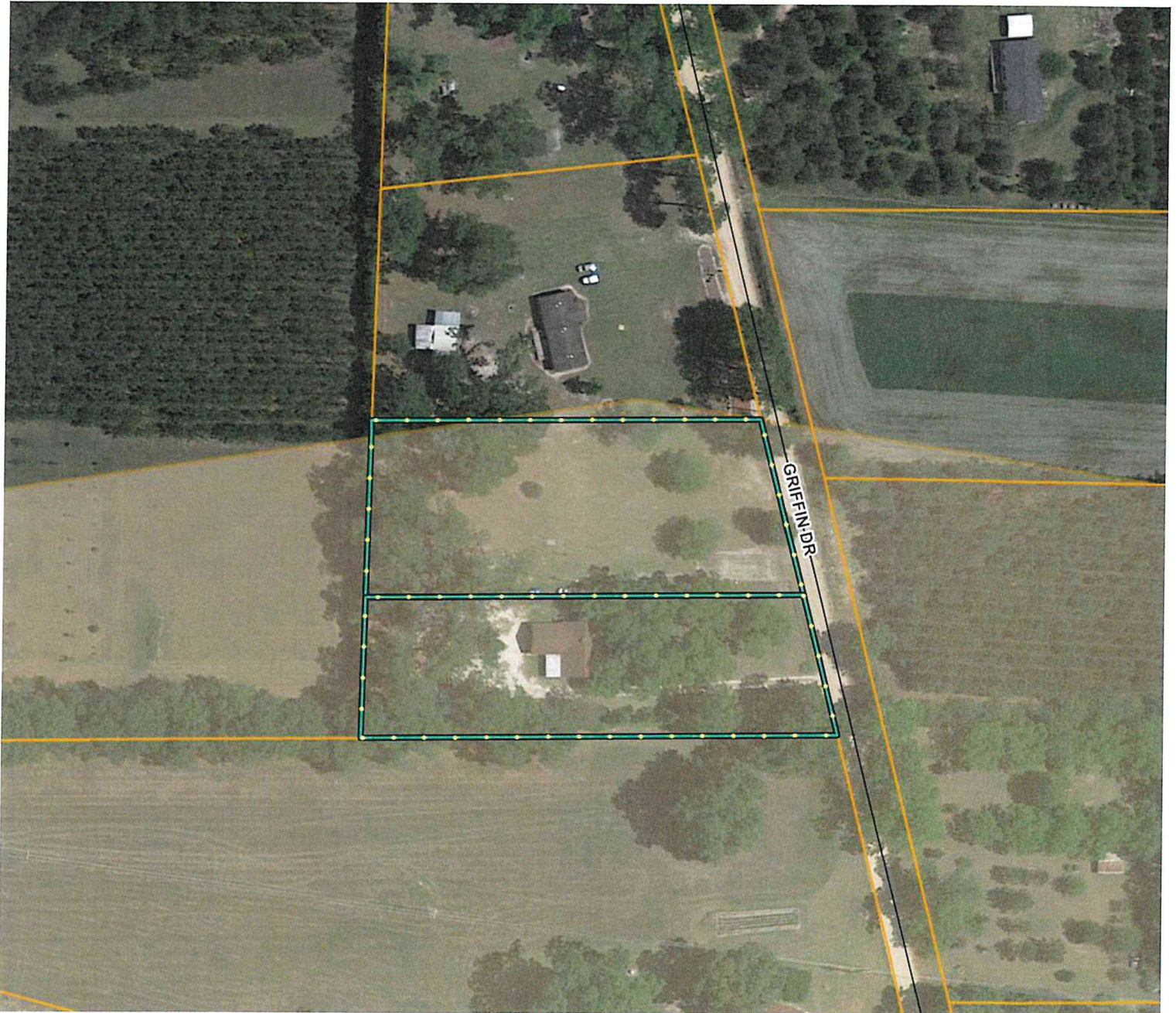
VAR-2018-18

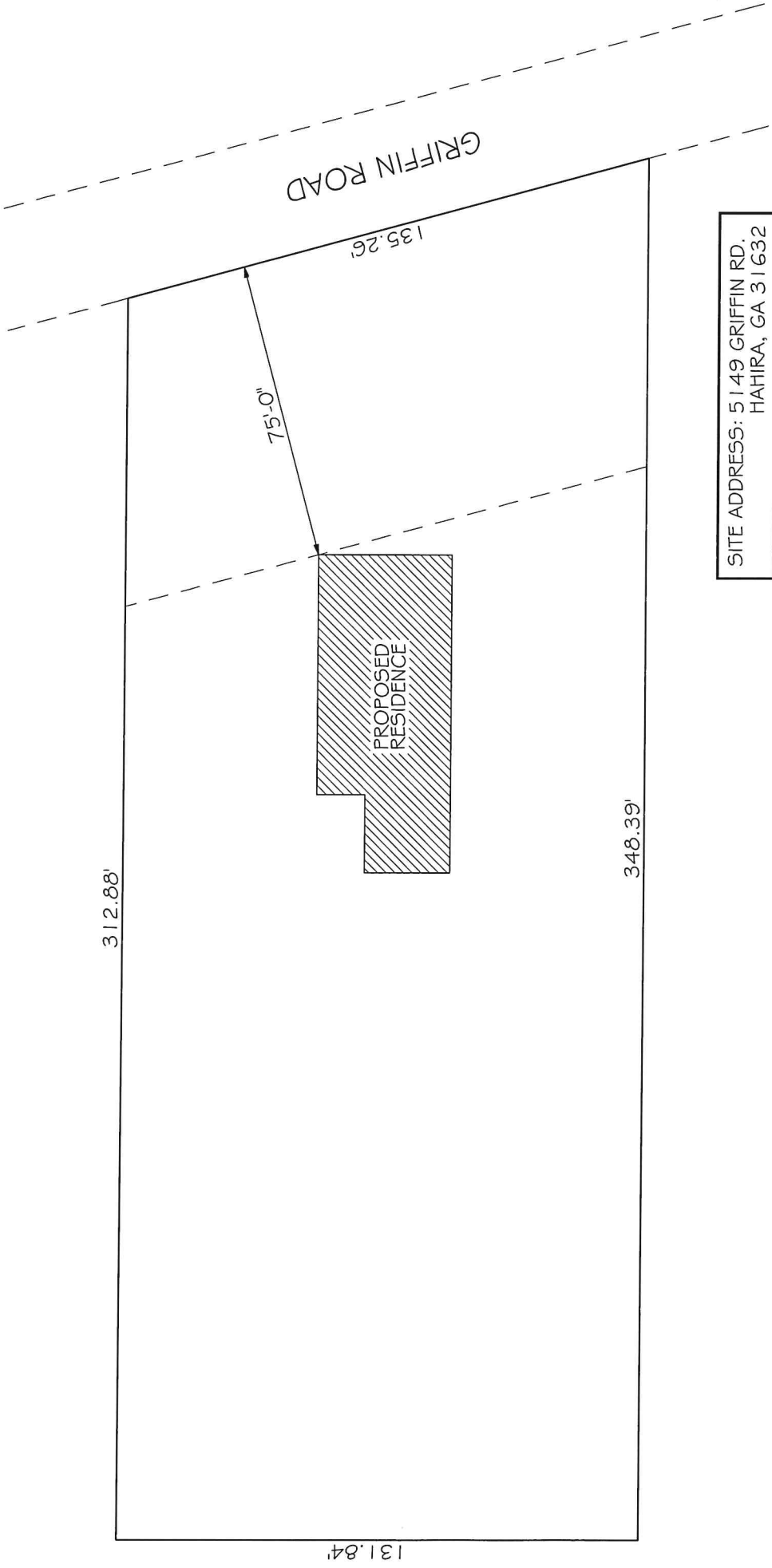
WRPDO Site Map

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 |

McGEE PROPERTY Variance Request





GRIFFIN ROAD

SITE ADDRESS: 5149 GRIFFIN RD.
HAHIRA, GA 31632

131.84'

312.88'

348.39'

135.26'

75'-0"

PROPOSED
RESIDENCE

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 Planning Division	(229) 671-2430	
Lowndes County Fire/Rescue	(229) 671-2730	
Valdosta-Lowndes Zoning Board of Appeals	(229) 671-2430	
Moody Air Force Base	(229) 257-1110	
Valdosta - Lowndes Airport Authority (VLD)	(229) 333-1833	
Greater Lowndes Planning Commission	(229) 671-2430	
Lowndes County Board of Commissioners	(229) 671-2400	

Type of Application*	Fees*	Case Number
*For Application Types and Associated Fees Please See the ULDC Processing Sheet on Page 4		
Variance	\$483.75	VAR-2018-18

REASON FOR REQUEST: Variance to section 4.01.01G

Additional Narrative Attached

PROJECT INFORMATION

Project Name: McGee Property Property Address: 5149 Griffin DR. Hahira, GA

Map and Parcel Number: 0068 135 Property Size: 1 acre
0068 136 1 acre

Current Deed and/or Legal Description Attached Current Survey Attached

Current Building Square Footage: NA Proposed Building Square Footage: 2500 sqft

Current Impervious Surface %: NA Proposed Impervious Surface %: NA

Current Number of Lots: 1 Proposed Number of Lots: NA

Current Zoning District: EA Proposed Zoning District: NA

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

If this application is within a special or overlay district please specify which one: NA

Flood Zone: NA Base Flood Elevation: NA
(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: _____

GROUND WATER RECHARGE

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: Agriculture Forestry

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: Shannon McGee Address: 3715 N. Valdosta Rd N135

City: VALDOSTA ST: GA Zip: 31602

Phone #: 333-7322 Cell Phone #: *560-2130 Fax #: _____

Email Address: S1mcgee@valdosta.edu

LARRY EIDSON DRIVE
5143 GRIFFIN, HAHIRA, GA 31632
(229) 794 3140

Lowndes County Board of Commissioners
327 N Ashley Street, Valdosta, GA 31601

www.lowndescounty.com
CARMELLA BRASWELL
NOTARY PUBLIC
EXPIRES
MAR. 23. 2021
LOWNDES COUNTY
GEORGIA

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

Sha M. J. [Signature]
Signature of the property owner

X Larry E. [Signature]
Signature of the property owner

NOTARIZATION FOR OWNER'S SIGNATURE

[Signature]
NOTARY PUBLIC
CARMELLA BRASWELL
NOTARY PUBLIC
EXPIRES
MAR. 23. 2021
LOWNDES COUNTY
GEORGIA

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 (name), 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 AUTHORIZATION

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.

Application Types	Application Requirements Section	Estimated Cost to the County	Citizen Filing Fee	Estimated Time to Process Application	Processing Deadlines
Exempt Subdivision	10.02.01 & 10.01.04(G)	\$93	\$50	3 to 10 Days	Monday for Tuesday TRC Agenda ¹
Pre-Application Conference Request	10.02.01 & 10.01.01	\$104	\$0	1 to 5 Days	Friday for Tuesday TRC Agenda ¹
Minor Subdivision	10.02.01 & 10.01.04(E)	\$170	\$150	15 to 30 Days	
Conventional Subdivision Preliminary	10.02.01, 10.01.06, & 10.02.02(A)	\$451	\$400	30 to 45 Days	
Conventional Subdivision Final	10.02.01, 10.01.06, & 10.02.02(B)	\$220	\$200	30 to 45 days	
Development Plan	10.02.01 & 10.02.03	\$227	\$200	15 to 30 Days	
Improvement Plan (1 st Submittal)	10.02.01 & 10.02.04	\$315	\$300	15 to 30 Days	
Improvement Plan (3 rd Submittal and Beyond)	10.02.01 & 10.02.04	\$315	\$350	15 to 30 Days	
Rezoning	10.02.01 & 10.02.05	\$968	\$600*	50 to 75 Days	5 th of Month for Next Month's GLPC Agenda and Subsequent Month's LCBOC Agenda ³
Amendment to Approved Application	10.02.01 & 10.02.06	\$902	\$500*	15 to 75 Days	
ULDC Amendment	10.02.01 & 10.02.07	\$601	\$450*	50 to 75 Days	
Tower/Antenna	10.02.01 & 5.05.00	\$644	\$500*	50 to 75 Days	
Variance	10.02.01 & 9.02.00	\$631	\$450*	45 to 60 Days	5 th of Month for Next Available ZBOA Agenda ²
Administrative Appeal	10.02.01 & 10.04.00	\$631	\$450*	45 to 60 Days	
Administrative Waiver	10.02.01 & 9.03.00	\$106	\$0	3 to 7 Days	None
Vested Rights	10.02.01 & 9.04.00	\$575	\$250*	22 to 30 Days	None

*Citizen Filing Fees do not include a notice fee of \$6.75 per adjacent property owner.

1. For applications that need to be on the Technical Review Committee (TRC) Agenda, those applications turned in by Friday, Oct 5th would be eligible for the TRC Meeting on Tues., Oct 9th. The TRC meets every Tues. in the Lowndes County Administrative Complex located at 327 N. Ashley St.
2. For applications that need to be on the Zoning Board of Appeals (ZBOA) Agenda, those applications turned in by Nov 5th would be eligible for the Dec 4th ZBOA Agenda. The ZBOA meets the first Tues. of each month in the Valdosta City Hall Annex located at 300 North Lee Street.
3. For applications that need to be on the Greater Lowndes Planning Commission (GLPC) Agenda and the Lowndes County Board of Commissioners (LCBOC) Agenda, those applications turned in by Nov 5th would be eligible for the Nov 26th GLPC Agenda and the Dec 11th LCBOC Agenda. The GLPC meets the last Mon. of each month and the LCBOC meets the 2nd and 4th Tues. of each month. The GLPC meets in the Lowndes County Administration Building located at 325 West Savannah Ave. The LCBOC meets in the Administrative Complex located at 327 N. Ashley St.

Shannon Lee McGee

3715 N Valdosta Road #N135
Valdosta, GA 31602

September 24, 2018

Valdosta-Lowndes County Zoning Board of Appeals
327 N. Ashley Street 3rd Floor
Valdosta, GA 31601

Dear Members of the Board:

I am submitting this letter with the intent to request a variance to the Lowndes County Unified Land Development Code for property I own at 5149 Griffin Drive, Hahira, Georgia (Part 1) and property my grandfather, Mr. Larry Eidson, owns at 5143 Griffin Drive, Hahira, Georgia (Part 2).

The conditions under which I am seeking this variance are conditions C, D and H in Section 9.02.03 Requirements for Variances in the Lowndes County Unified Development Code. Both one acre lots were divided with separate dwellings prior to the development of this code.

Part 1: (5149 Griffin Dr. Hahira, Georgia)

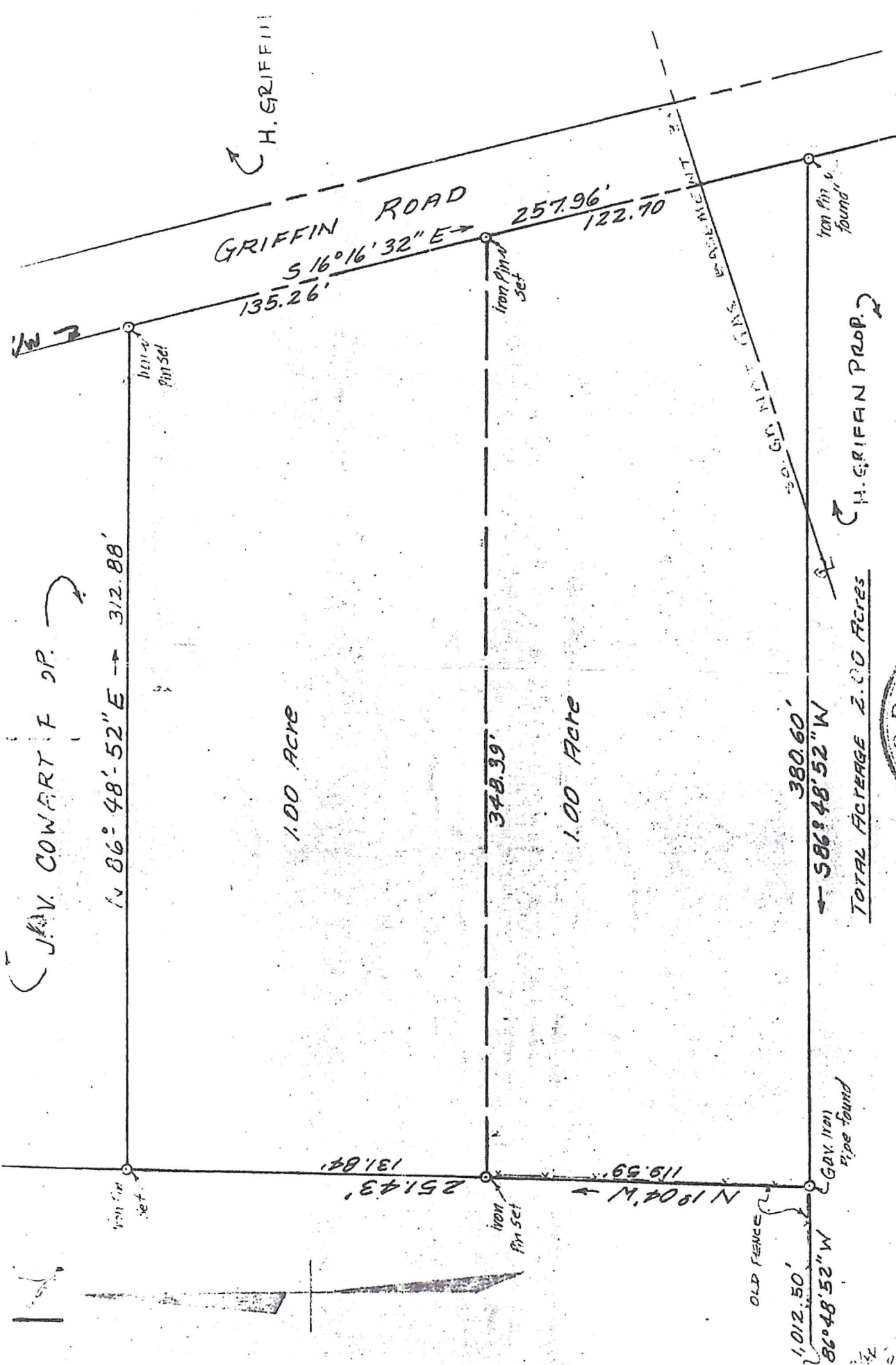
My grandfather purchased a one acre lot at 5149 Griffin Drive in 2004 from his neighbor with the intent of deeding the lot to me in the future to build a home. This lot sits right next to a one acre lot that he purchased where he built a single family home (5143 Griffin Drive) in 1992. At the time he purchased 5149 Griffin Drive, it contained an older mobile home. He removed this mobile home and obtained a permit to place a newer mobile home on the property where my mother lived for the next six years until 2010. The mobile home was then removed as my mother moved in with me and the lot has been vacant since. When my grandfather purchased this property he assumed a single family home could be built there based on being permitted to build a single family home on the same size lot next to it that he purchased in 1992. In April 2018, I sold my home located in the city of Hahira, GA with plans to build a home next to my grandparents. In July 2018, my grandfather deeded me the property. My intention is to build a house on the property as my mother and I are my grandparents caretakers as they age. The house is approximately 2500 square feet and is intended to be my forever home. I have obtained an approved construction/permanent loan from a local bank.

Part 2: (5143 Griffin Dr. Hahira, Georgia)

My grandfather purchased a one acre lot at 5143 Griffin Drive in 1992 and built a single family home on the property. We are also requesting a variance on this lot in the event that any future unforeseen circumstances require this home be repaired, rebuilt, or expanded upon.

The intention for the future is for both properties to remain within our family.

JAY COWART F DP.



H. GRIFFIN

GRIFFIN ROAD

S 16° 16' 32" E → 257.96'
135.26' 122.70'

iron pin set

iron pin set

1.00 ACRE

348.39'

1.00 Acre

SO. CURTAIN LINE EASEMENT

iron pin found

H. GRIFFIN PROP.

380.60'

← S 86° 48' 52" W

TOTAL ACRES 2.00 ACRES

iron pipe found

OLD FENCE

1,012.50'
86° 48' 52" W



PROPERTY OF
RAY L. BENNETT

LOCATED IN LAND LOT NO. 3, 11th LAND

SURVEYED BY

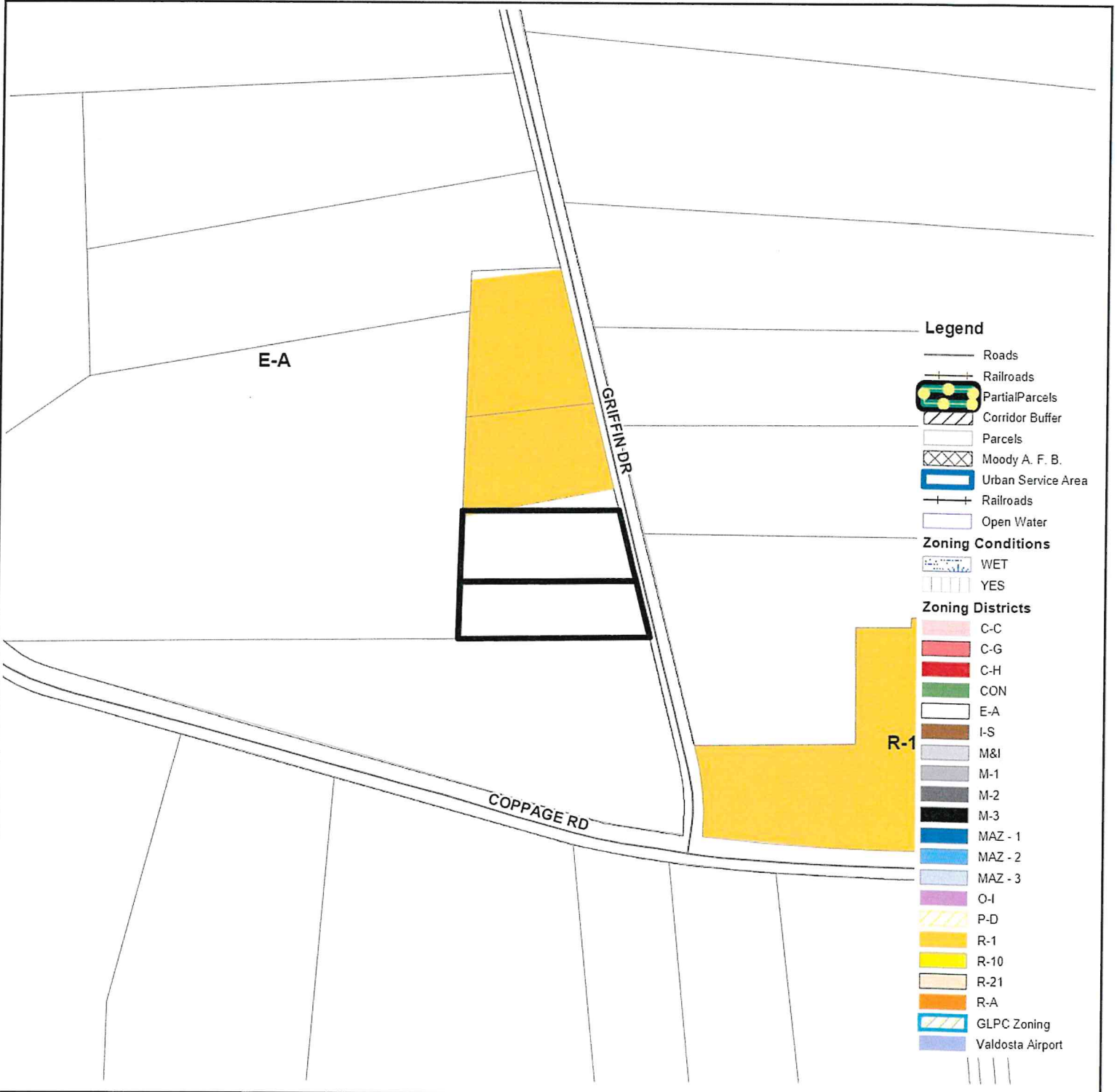
J. L. Harris Jr.

HARRIS JR. GA. REG. SURVEYOR NO. 1203

VAR-2018-18

Zoning Location Map

McGEE PROPERTY
Variance Request



0

Feet
1,000

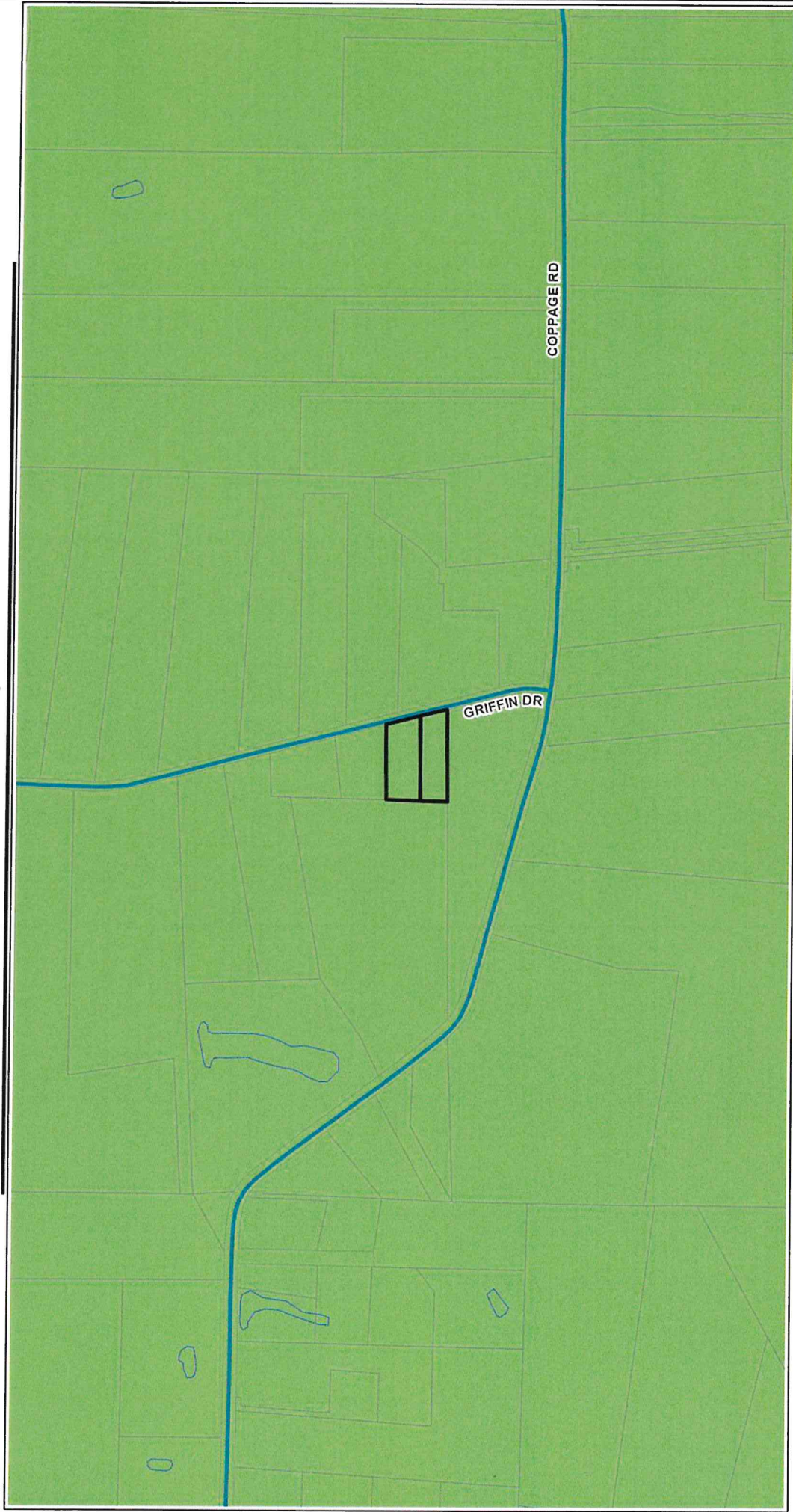


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VAR-2018-18

Future Development Map

McGEE PROPERTY
Variance Request



0 1,000 2,000 Feet

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

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