

because they did not meet setbacks but because they were situated in the front yard. Vice-Chairman Strickland said there was no code that related to accessory structures in the front yard (street side) because accessory structures are not allowed in the front yard, that accessory structures have to be behind the front of the building. Vice-Chairman Strickland said they may want to table the case to get guidance from staff because of more cases in the future. Mrs. Hobby asked if they needed to be hearing the cases due to the properties' location on a private road. Vice Chairman Strickland stated they may need to seek advice from Lowndes County staff. Mr. Brantley asked if there was a requirement for site plan in conjunction with variance applications. Mrs. Tulloch stated that since the County does not have an acting Zoning Administrator, they were trying to use some leniency since Mrs. Braswell's departure as they determined what route they wanted to take with cases like this. Vice Chairman Strickland stated they were delving into issues that hadn't been broached before, and may need some additional feedback from County staff, and a determination needed to be made in regards to whether setbacks applied to properties off of private roads. Mrs. Tulloch stated that a private road simply meant that the County did not maintain the road, and that setbacks do apply. Mrs. Tulloch stated that the front yard was the portion of the yard facing the street, even though the street was private, and that most private covenants were stricter than County regulations. Mrs. Tulloch stated that the County did not enforce private covenants. Mrs. Hobby stated that Mrs. Tulloch answered the question they were looking for. Mrs. Quarterman asked what the side yard setbacks were. Mrs. Tulloch stated twenty feet. Mrs. Quarterman stated that the applicant may not be able to meet that side yard setback requirement. Vice-Chairman Strickland stated that there were no front yard setback requirements for accessory structures because accessory structures were not allowed in the front yard. Mr. Brantley asked if an open metal building was allowed as an accessory structure. Mrs. Tulloch stated yes. Mr. Brantley asked if screening was required. Mrs. Tulloch stated no.

Chairman McCall asked if there had been any contact to the office. Mrs. Tulloch stated there had been no contact to the office. Vice-Chairman Strickland stated they could require the applicant to move it over so many feet. Mrs. Quarterman asked if they could require the building to be closed. Vice-Chairman Strickland stated they could require it to be closed. Mrs. Tulloch stated the Board had the authority to place conditions on the approval, if the Board desires to do so. Mr. Brantley stated they approved the first variance because it was aesthetically pleasing. Mrs. Quarterman stated it was a narrow lot. Mr. Brantley asked if they could condition an approval with aesthetic-related conditions. Mrs. Tulloch stated they could.

There being no more questions or additional discussion, Chairman McCall called for a motion. Mrs. Hobby made a motion to approve the request with the conditions that the structure be at least twenty feet from the property line, is required to have walls and doors, and aesthetically in keeping with the style of the home, citing criteria "d." Mr. Brantley seconded the motion. The motion was called and carried unanimously with a vote of 5 to 0.

**Agenda Item # 5: VAR-2019-08 — Grace Baptist Church of South Georgia (6749 US Highway 84 East, Naylor)**

Chairman McCall announced the case. Mrs. Tulloch stated the applicant is requesting a variance to Section 4.07.04 of the ULDC (Lowndes County Unified Land Development Code) as it pertains to General Landscape Standards and Table 4.07.06 (C) as it pertains to Buffer Area Standards. The subject property is located at 6749 U.S. Highway 84 East, Naylor, Georgia, in an E-A (Estate Agriculture) zoning district and consists of 4.22 acres. Grace Baptist Church is seeking relief to the general landscape requirements and the buffer area standards in their entirety. It is the church intent to utilize the existing trees and vegetation on the lot. The church property is surround by agricultural zoning districts, which will require a minimum buffer width of twenty feet. 0.422 acres and/or 18,382 square feet of ground cover must be provided. The west lot line will require a minimum of sixteen (16)