



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS

Staff Report

MEETING DATE: June 6, 2023

VAR-2023-13 Arglass Expansion

The applicant is acting on behalf of the property owner (Valdosta-Lowndes Industrial Authority, operated by Arglass Yamamura SE, LLC) and is requesting a variance to Table 4.01.02 (E) of the ULDC as it pertains to standards for building location (setbacks). The subject property is located at 1 Arglass Road, Valdosta, Georgia, in an M-2 (Heavy Manufacturing) zoning district. Table 4.01.02 (E) states:

Table 4.01.02(E). Standards for Building Locations and Heights.

| Zoning district | Minimum Setbacks from Centerline of Street ¹ | | | Minimum Setbacks from Property lines | | Maximum Building Height (ft.) |
|---------------------|---|-----------|-------------|--------------------------------------|------------|-------------------------------|
| | Front ² (feet) | | | Side (ft.) | Rear (ft.) | |
| | Arterial | Collector | Residential | | | |
| E-A | 80 | 70 | 60 | 20 | 50 | 35 |
| R-A | 80 | 70 | 60 | 20 | 40 | 35 |
| CON | 100 | 80 | 65 | 20 | 40 | 35 |
| R-1 | 80 | 70 | 60 | 20 | 40 | 35 |
| R-21 | 80 | 70 | 60 | 10 | 30 | 35 |
| R-10 | 80 | 70 | 60 | 10 | 30 | 35 |
| OI | 80 | 70 | 60 | 15 | 30 | 45 |
| C-C | 80 | 70 | N/A | 20 | 12 | 45 |
| C-G | 80 | 70 | N/A | 20 | 12 | 45 |
| C-H | 100 | 80 | N/A | 20 | 20 | 60 |
| M-1 | 100 | 80 | N/A | 20 | 12 | 60 |
| M-2 | 150 | 120 | N/A | 40 | 50 | 100 |
| M-3 | 150 | 120 | N/A | 40 | 50 | 100 |
| IS | 150 | 120 | N/A | 40 | 50 | 100 |
| MAZ Residential | 80 | 70 | 60 | 10 | 30 | 35 |
| MAZ Non-Residential | 80 | 70 | 60 | 15 | 12 | 45 |

¹For **Street** classifications, see *Lowndes County Thoroughfare Plan*.
²Plus ½ any amount which the **right-of-way** width exceeds 60 feet for **residential streets**, 80 feet for **collector streets**, and 100 feet for **arterial streets**.

The proposed expansion of Arglass will more than double the footprint of the existing facility and includes the installation of a second furnace. Due to the requirements of the lending agent, the new furnace must reside on its own parcel. (A follow up revision survey will be submitted to the County for approval if the variance is granted.) However, in order to maintain the efficient performance of operations, the new expansion must be connected to the existing facility. The variance request is for zero lot line setbacks between the two tracks to accomplish the closeness of those facilities.

Staff reviewed this request and determined that the proposed addition was unique to the operation of the facility, and recommends approval for zero lot line setbacks for the shared internal boundaries for Furnace 1 Tract and Furnace 2 Tract, based on Criteria B, D, and H.