



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS
Staff Report - MEETING DATE: April 4, 2017

VAR-2017-04
GDB Capital Group, LLC
Clyattstone Road, Hahira, Georgia

This is a request for a Variance to the Lot Frontage/Lot Access requirement. The subject property consists of 2.697 acres, and is located at 6776 Clyattstone Road, in an R-1 (Low Density Residential, 1 acre) zoning district.

Sections 4.04.03(D) and 6.01.02(D) contained in the Lowndes County Unified Land Development Code (ULDC) both provide that lots shall have frontage and access to public streets. In this case, a new survey of the subject property was submitted to staff for review (see attachment); staff has determined that the surveyed property did not meet the current minimum standards for frontage/access. **Therefore, a Variance is being requested to the Lot Frontage/Lot Access requirement.**

Chapter 4.04.03 (D) – Design Standards for Blocks, Easements, and Lots

“All subdivision lots shall have frontage on and access to an existing or proposed paved public street.”

Chapter 6.01.02 (D) - Access

“Except as provided in Section 6.01.02(E) below, each lot within a subdivision shall front a paved public street a minimum width of sixty (60) contiguous feet.”*

Staff is of the opinion that the subject property was originally created as a 2-acre lot approximately in 1978. At that time, Lowndes County regulations were in place to require lot frontage/lot access onto a public road. Over time, the subject property increased in size to what it is currently at 2.69 acres. As depicted on the new survey, the subject property, as well as the adjacent property located to the south, is accessed from a 20’ ingress/egress easement and traveled lane (dirt path) that has been used for many years. To our knowledge, no records/documents have reflected any previous Variances to the County’s lot frontage/access requirements; additionally, there is no record of staff’s review of the original recorded survey plat depicting the subject property. The subject property is accessed from a recorded ingress/egress easement as depicted on their survey.

The subject property is located in a Suburban Area (SA) Character Area as depicted on the Future Development Map of the Comprehensive Plan. The Suburban Area Character depiction indicates areas where typical suburban residential subdivision development have occurred OR where pressures for such type of development are greatest due to the availability of public water and/or sewer services. In reviewing this Variance request, staff’s primary concern is that of public safety e.g. responses to requests for emergency services. Ultimately, the TRC is recommending approval with no conditions – the following factors were considered: 1) the Variance request is not a result of action by the applicant, 2) the Variance does not appear that it will cause substantial detriment to the public good, 3) and, the subject property does have a recorded ingress/egress easement for access purposes.

	Planning	Zoning	Engineering	Utilities
Division with Recommendation	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	Moody AFB
	Approval	Approval	Approval	n/a
Recommended Conditions with (Source)	n/a			
Other Comments with (Source)	N/A			