



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

VAR-2018-19
James Hilton Miller (ETAL)

This request is for a Variance to Section 6.01.02(D)(1) as it pertains to Access. The subject property is located on Old Radar Site Road. It consists of ~17.31 acres within the MAZ III (Moody Activity) zoning district.

Section 6.01.02(D)(1) contained in the (ULDC) Lowndes County Unified Land Development Code requires that each lot within a subdivision shall front a paved public street a minimum width of sixty (60) contiguous feet. In this case, the applicants (heirs to Mr. Miller's Estate) desire to subdivide the subject property into five individual tracts. Each of the proposed five tracts will be a minimum of ~3.4 acres. Lots 2B and 2C both have a minimum lot frontage of ~120 +/- feet. The lots in which a Variance is being requested for are lots 2A, 2D and 2E each of these three lots have a minimum of ~20 feet lot frontage. **Thus, a Variance of 40' feet is being requested for lots 2A, 2D and 2E as depicted on the submitted plat of survey.** Per the applicant, there are no current plans for anyone to develop or improved the properties at this time, the family simply desire to dissolve the real estate matter accordingly by the submittal of a plat of survey for recordation purposes.

6.01.02 Streets and Rights-of-Way

- A. The location, arrangement, extent, width, and grade of all streets shall conform to the Lowndes County Thoroughfare Plan, and shall be considered in relation to existing and planned streets, topographical conditions, public safety and convenience, and proposed use of land to be served by the streets. The layout of a subdivision shall conform to the requirements and design principles described in this ULDC.
- B. The location, design, and construction of all streets shall comply with the Lowndes County Technical Standards Manual and the Georgia Department of Transportation (GDOT) standards for streets.
- C. Streets signs designating the approved name of each street shall be placed in accordance with County standards.

D. Access

1. 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.

The subject properties are depicted within the Moody Activity Zone character area on the Future Development Map. The Moody Activity Zone (MAZ) reflects the area surrounding Moody Air Force Base (MAFB). The MAZ serves to protect the Base from incompatible uses, which could inhibit the Base's mission.

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

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;*