



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS
Staff Report - MEETING DATE: June 4, 2019

VAR-2019-04

Knudson & Son Outdoor Activities (Bobby and Jeanna Wilson, landowners)

The applicant, Joshua Knudson, is requesting the following Variances to the ULDC (Lowndes County Unified Land Development Code)-(1) Table 4.03.23(D) Standards for Outdoor Recreation Facilities; (2) Chapter 4.07.04 General Landscape Standards; (3) Chapter 4.07.06 Buffer Requirements; and (4) Table 6.01.03(A) Parking Space Requirements. The subject property consists of ~36.46 acres and is located at 3435 Bemiss Knights Academy Road, in a R-21 (Medium Density Residential) and R-A (Residential Agricultural) zoning districts.

Table 4.03.23(D) provides that (1) *“Outdoor Recreation Areas-setback a minimum of 150 feet from any property line; and (2) Minimum Buffer-1.5 times the buffer specified in Section 4.07.06 plus a fence or wall.*

Chapter 4.07.04 provides that (1) *“At least ten (10) percent of the total gross land area of a development site shall be landscaped. The landscaped areas shall be located on the site in such a manner as to maximize preservation of existing trees; and (2) At least four (4) shade trees per acre shall be provided, which may include existing trees, trees required for buffers, or trees required for parking lot landscaping.*

Chapter 4.07.06 provides that (1) *Buffer yards shall be located on private property between the property line and any required fence or wall. They shall consist of a minimum four (4) shade trees and twenty-five (25) shrubs per 100 linear feet. Buffer yards shall be maintained as green open space, consisting of sod or ground cover, along with required plantings and access drives only.*

Table 6.01.03(A) provides that (1) *Public parks and Outdoor Recreation Facilities-1 space per 1,000 square feet of active use area.*

The applicant is seeking relief to the standards for an Outdoor Recreational Facility as it pertains to the minimum required setback of 150 feet from any property line and to the minimum required buffer. His proposed site layout meets the required setback along the northern property line, which abuts the rear yard of single-family residences in Crestwood Subdivision. He is seeking a Variance to the front yard (East lot line), the rear yard (West lot line), which abuts the Georgia Southern & Florida Railroad right-of-way, and a side yard (South lot line). Specifically, Mr. Knudson is proposing a front yard setback of 100 feet **thus, a Variance of 50 feet is being requested**, a rear yard setback of 50 feet **thus, a Variance of 100 feet is being requested** and a side yard setback of 50 feet **thus, a Variance of 100 feet is being requested**.

Subsequently, Mr. Knudson is seeking total relief to the general landscape requirements. Per the ULDC, a total of 3.638 acres and/or 158,471 square feet of the development site must be sodded or covered with ground cover and a total of 146 trees are required based on the parcel acreage. This is a heavily wooded parcel of land that is situated a considerable distance from the road’s right-of-way and is adjacent to the railroad’s right-of-way to the West and a heavily wooded vacant lot to the South, which consists of approximately 144 acres. Here again, **the applicant is seeking a Variance to the minimum landscape requirement in its entirety.**

Respectively, the minimum required buffer necessitated to establish a use of this caliber calculates as such, 45 feet in width along both the North and South property lines. Along the North lot line 93 trees and 583 shrubs are required. Similarly, the South lot