



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS
Staff Report - MEETING DATE: October 1, 2019

VAR-2019-12
SSMT HOLDINGS

The applicant is requesting a Variance to Section 4.04.03(D) and Section 6.01.02(D)(1) of the ULDC (Lowndes County Unified Land Development Code) as it pertains to Access. The subject property consists of ~1.6 acres and is located at 4173 Springruff Drive, Valdosta, Georgia, in a P-D (Planned Development) zoning district.

4.04.03 Design Standards for Blocks, Easements, and Lots

- A. Conventional Subdivision Blocks shall be sufficient to provide for two (2) tiers of lots.
- B. The length, width, and shapes of all subdivision lots shall be determined with regard to:
 - 1. Dimensional requirements of lots, as set forth in Section 4.01.01;
 - 2. Provision of required yards, as set forth in Section 4.01.02.
 - 3. Provision of adequate sites to accommodate required parking, as set forth in Section 6.01.03;
 - 4. Protection of natural features and environmentally sensitive lands, as set forth in Chapter 3; and
 - 5. Provision of sites that are appropriate for the topographic conditions, natural conditions, and man-made features.
- C. All subdivision lot lines shall be at right angles to straight lines and radial to curved street right-of-way lines.
- D. All subdivision lots shall have frontage on and access to an existing or proposed paved public street.

AND

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.

With regard to the lot frontage and access requirements, both Section 4.04.03(D) and Section 6.01.02(D)(1) require that each lot within a subdivision shall front a paved public street and have a minimum road frontage of sixty feet (60'). In this case, the applicant desires to subdivide a 1.6 acre tract into two lots. There is currently one single-family dwelling located on this site. It is the owner's family members who currently reside in the existing dwelling and it is their intent to create a second lot to construct another single-family dwelling for the applicant's parents. This lot has frontage on two streets within Northlake Subdivision-Springruff Drive and Dockside Drive. Dockside Drive has approximately 60 feet of road frontage. However, this land area cannot be accessed, as it is a drainage pond. Springruff Drive has approximately 40 feet of frontage, which the applicant would like to evenly divide to create a second lot. Each lot will have approximately 20 feet of road