



**VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS**  
***Staff Report - MEETING DATE: May 2, 2017***

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**VAR-2017-07**  
**Stacy Rountree**  
**6119 Shiloh Road, Hahira, Georgia**

This application is a request for a Variance to the Minimum Building Setback requirement for Accessory Structures. The subject property consists of ~14 acres and is located at 6119 Shiloh Road, Hahira, Georgia, in an E-A (Estate Agricultural, 5 acres) zoning district.

Table 5.02.01(D)(8) provides for Setback Standards for Accessory Structures as outlined below:

**Table 5.02.01(D)(8). Setback Standards for Accessory structures.**

	<b>Standard</b>
Setbacks for accessory buildings in residential zoning districts <ul style="list-style-type: none"><li>• From side property lines</li><li>• From rear property lines</li><li>• Side or rear property lines on a corner lot</li></ul>	<ul style="list-style-type: none"><li>• Same setback as required for the principal structure</li><li>• 10 feet</li><li>• Setback from the centerline a distance equal to 75 percent of the front yard setback</li></ul>
Setbacks for accessory buildings in non-residential zoning districts	Same as front, side, and rear Setbacks for the principal structure

In this case, there are 3 existing accessory structures that do not meet the minimum side yard building setback requirement – these structures have been highlighted on the attached site plan. These structures were constructed several years ago and after the adoption of the ULDC ('2006). The minimum side yard building setback requirement for the E-A zoning district is twenty (20') feet. The applicant is seeking a Variance so that they may keep the accessory structures as depicted on the survey. **Therefore, a Variance of 14.5 feet is being requested for the structure identified as a “barn”; a Variance of 9.5 feet is being requested for the structure identified as “barn”; and, a Variance of 10 feet is being requested for the structure identified as a “shed”.**

The subject property is located in an Agricultural/Forestry Character Area on the Future Development Map of the Comprehensive Plan. This character depiction is for lands in open and/or cultivated states or sparsely settled. Moderately and high-density residential subdivisions are not encouraged and should be severely limited.

The TRC has reviewed this request and ultimately had differing opinions as reflected in the table below. Planning and Zoning made a recommendation to approve a ten (10') feet Variance for all of the accessory structures that do not comply with the current standards. Overall, the TRC is ultimately recommending approval