



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS
Staff Report - MEETING DATE: Tuesday, January 8, 2019

VAR-2019-01
Coventry Villas
and
Coventry Subdivision (Lots #19 and #20)

This request consist of Variances to the minimum building setbacks for two developments. The subject properties are located off of Mulligan Road and Coventry Drive and are within a Planned Development (P-D) zoning district.

As you are aware, Planned Developments are master planned and approved by the Lowndes County Board of Commissioners (LCBOC). Developments of this type are often planned using creativity and flexibility options that non-conventional but often promotes the conservation of natural resources and efficiency in the use of land. ULDC Section 4.06.01 provides general standards for Planned Developments followed with specific requirements relating to minimum land area, access, building setbacks, open space, etc. to ensure compatibility and tailoring within an urban and/or rural setting.

Variance #1 - Proposed Coventry Villas Subdivision.

The proposed Coventry Villas Subdivision was approved as a P-D by the LCBOC in July, 2018 (REZ-2018-14). The development consisted of eight and one-half (8.5) acres and was approved for 35 single-family residential lots, along with areas reserved for open space. (Please see attachment). The applicant is now ready to proceed with the recordation of the proposed lots and is requesting to reduce the Side yard setback from eight (8') feet to five (5') feet) for the entire subdivision development. **Therefore, a Variance of three (3') feet is being requested to the minimum side yard setbacks.**

Variance #2 – Coventry Subdivision (Lots #19 and #20).

Coventry Subdivision was approved as a P-D by the LCBOC in April, 2016 (REZ-2016-08). The development consisted of nine (9) acres and was approved for 37 single-family residential lots, along with areas reserved for open space. (Please see attachment) Currently, the Coventry Subdivision Planned Development is mostly built out with single-family homes with the exception of a few vacant lots. Lots #19 and #20 lies along the exterior boundary of the development. Both lots are currently vacant and the plan is to construct single-family homes on each of these lots that will face Coventry Drive. ULDC Table 4.06.02 (B) establishes specific requirements for Planned Developments – specifically, the exterior minimum building setback distance is thirty (30') feet from the property line. The developer is proposing a ten (10') feet minimum building setback from Mulligan Road. **Therefore, a Variance of twenty (20') feet is being requested to the minimum exterior building setback for both lots.**

The subject properties are located in a Suburban Area (SA) Character Area 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, Zoning staff's primary concern is that of safety and continuity. Staff's recommendation is reflected below. Ultimately, there were no objectionable comments from the TRC.