



# VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS

*Staff Report - MEETING DATE: October 1, 2019*

## VAR-2019-11 VILLAGE OF HOPE

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 ~30 acres and is located off Indian Ford Road, Valdosta, Georgia, in a C-H (Highway Commercial) 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 twenty acres (20) from the parent tract to combine the same with an existing ten acres (10) tract for recording purposes. Currently, the applicant accesses their property from a private road/easement located off Indian Ford Road. The landowner of this access easement off of Indian Ford Road has agreed to allow the county to utilize the easement as a means to provide county water to the site in the future. Thus, the existing easement would no longer be used by the applicants as access to the development and is why the applicants are requesting to utilize the thirty-foot easement off of Old Clyattville Road. This easement also serves another business known as Valdosta Wake Compound. If the