

**Greater Lowndes Planning Commission  
Staff Report  
May 20, 2024**

**Variance request:** V 2024-01  
**Variance request:** V 2024-02

**Tax ID:** 0084B-094  
**Tax ID:** 0084B-094A

**Applicant:** Bryce Nerland, on behalf of David Nerland

**Owner:** David Nerland

**Location:** 1526 Woodard St, Remerton, Georgia

**Acreage:** 0.35 acres +/-  
0.18 acres +/-

**Current Zoning:** Single Family Residential

**Proposed Variance Request:** decrease in side and front yard setbacks

**History, Facts, and Issues:**

This case represents two parcels consisting of: 0084B-094 and 0084B-094A with the address of 1526 Woodard St, Remerton, GA. In 2013, a variance request was granted by council to increase the density to allow for the six parcels on the 0above-mentioned parcels.

-The variance requests for all 6 parcels will be a reduction of 3 feet from 8 to 5 feet.

-The second variance request for the front yard setback is as follows: Lot 1-3 is requesting a reduction of 10 feet from 55 to 45 feet and Lot 4 - 6 is requesting a reduction of 15 feet from 55 to 40 feet.

The subject property possesses road frontage on both Woodard Street and Edgewood Drive and is classified as a Residential Street.

The main motivation behind the request is to allow a reduction in setbacks to allow new construction for 6 single family homes on 2 vacant lots.

**Staff Recommendation:**

Overall, staff is supportive of the request V 2024-01 and 02 to allow for a reduction in the side yard set back from 8 to 5 feet. In addition staff is supportive in reducing the front yard setback for Lot 1-3 from 55 to 45 feet and Lot 4-6 55 to 40 feet.

**OPTIONS:**

1. Approve                      2. Approve with Conditions                      3. Table                      4. Deny

**RECOMMENDED ACTION:** Option #1 Approve

**Action by GLPC:** \_\_\_\_\_