

**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: _____