

Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: October 7, 2025

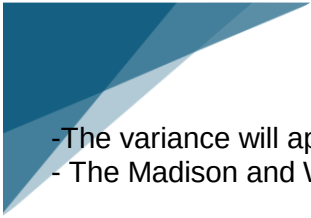
Item Description: **Ashley Durrence** requests a **variance** from ordinance Section 5.3.3, to allow for a reduction in required rear building setbacks in R-1. Located at Ramsey Landing Phase 3. **[Map# 445 Parcel# 28]**

Executive Summary/Background

- Pursuant to Appendix B-Subdivision regulations Article IX-Variances, Section 9.1, variances may only be granted if the following findings are made: *When, due to a particular hardship experienced by an owner of a tract of land such as inadequate size, shape, drainage, etc., it is impractical for a developer to comply with these regulations, the board of commissioners may vary such requirements provided the intent and purpose of these regulations are not violated. The board of commissioners shall not grant such variances unless it finds based on the evidence presented to it in each specific case that :*
 - A. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property, and;*
 - b. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property, and;*
 - c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out, and;*
 - d. The relief sought will not in any manner vary the provisions of the zoning ordinance or comprehensive plan, except that those documents may be amended in the manner prescribed by law.*
- The applicant requests a variance to decrease the required rear building setbacks in the R-1 zoning district.
- The current R-1 setbacks are:
 - Front – 35 feet
 - Rear – 25 feet
 - Side – 15 feet
- Staff and the applicants met on September 16, 2025, for a Technical Review Committee Meeting and the Variance process were discussed.
- The variance is requested on all lots for Covered rear porches only and not for the main house structure. The applicant is requesting the variance on phase III of Ramsey Landing because the lots that have a covered porch are based on the model plans chosen by a buyer.
- The following plans will need the variance – with 35” front Setback
 - Madison – 12’
 - Athens – 8’
 - Gwinnett – 2’
 - Grayson – 1’
 - Wilmington – 11
- Based on the submitted plans, the variance will only apply to select lots, as 6–7 of the proposed home designs can accommodate a rear porch without requiring a variance. However, several of the plans that do require a variance are among the more popular models. The developer aims to offer a diverse mix of home designs throughout the community, rather than repeating the same floor plans. Additionally, they emphasize that outdoor living space is a key feature for homeowners, especially given the preserved tree canopy, which enhances the appeal and usability of these spaces.
- The variance requested is 12 feet for the reduction to the rear setback of 25 feet.
- The variance was approved at the September 16, 2025, Board of Commissioners meeting, with the added stipulation that the Madison and Wilmington floor plans may not be constructed on lots that share a rear property line.

Determination

Staff has reviewed the application, and is complete with the following stipulations:

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- The variance will apply exclusively to lots that include covered rear porches.
 - The Madison and Willington floor plans may not be constructed on lots that share a rear property line.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment