

Variance Petition No. 2026-VAR-01

PROJECT SUMMARY

Location:	2013 Claude Austin Rd.
Tax Parcel Numbers:	04-063-012E
Current Zoning	RA-40 (Residential Agricultural)
Existing Use:	Residential
Proposed Use:	Residential
Variance Request:	Seeking relief of 2,974 square feet from the lot size requirements of 40,000 square feet.
Owner (s)	Jamie Christopher Taylor
Applicant /Agent:	Jamie Christopher Taylor
Applicant Address:	2013 Claude Austin Rd.
Meeting Date:	July 21, 2026

SUMMARY OF REQUEST

The applicant Jamie Taylor is requesting a Variance of 2,974 square feet from the lot size requirements of 40,000 as listed in Section 5.030 “Lot and Building Regulations” and more specifically as shown in “Table 5-2: R District Lot and Building Regulations--Conventional Development” of the Union County Development Ordinance (“UDO”).

The applicant requests a variance from the minimum lot area requirements of the Union County Unified Development Ordinance (UDO) to allow the subdivision of an existing parcel into two lots.

The proposed rear lot, which will contain an existing manufactured home, complies with the minimum lot area requirement of 0.92 acres. However, the proposed front lot, containing the existing single-family dwelling, falls below the required minimum lot area due to the existing

public right-of-way for Claude Austin Road. The applicant requests a variance to permit the reduced lot size.

The subject property is developed with two residential dwellings:

- An existing site-built single-family dwelling located near Claude Austin Road.
- An existing manufactured home located toward the rear of the property.

The manufactured home has existed on the property for many years as a lawful nonconforming residential use. The applicant proposes to replace the manufactured home. Under the UDO, replacement of a nonconforming manufactured home is not permitted unless the structure has been destroyed or damaged by circumstances beyond the owner's control. Consequently, the applicant proposes to subdivide the property so each dwelling will be located on its own lot.

The rear lot is proposed to contain approximately 0.92 acres, satisfying the minimum lot area requirement. The remaining front lot contains approximately 1.07 acres before accounting for the existing public right-of-way.

The existing Claude Austin Road right-of-way encompasses approximately 0.22 acres of the parent parcel. After deducting the right-of-way area, the proposed front lot does not contain sufficient net area to meet the minimum lot size required by the UDO.

EXISTING ZONING OF ADJACENT PROPERTIES

North: RA-40 (Residential Agriculture)
East: RA-40 (Residential Agriculture)
South: RA-40 (Residential Agriculture)
West: RA-40 (Residential Agriculture)

EXISTING LAND USE OF ADJACENT PROPERTIES

North: Residential
East: Residential
South: Vacant/Farm
West: Residential

ISSUES / CONCERNS

None

STAFF RECOMMENDED CONDITIONS

In the case of a variance request, staff does not list any recommendations since a variance is requesting relief from the requirements of the Union County Development Ordinance whereas in a request for a Special use Permit, staff will offer suggested recommendations that are in addition

to and may exceed the requirements of the Union County Development Ordinance in order to mitigate any adverse issues.

Exhibit A

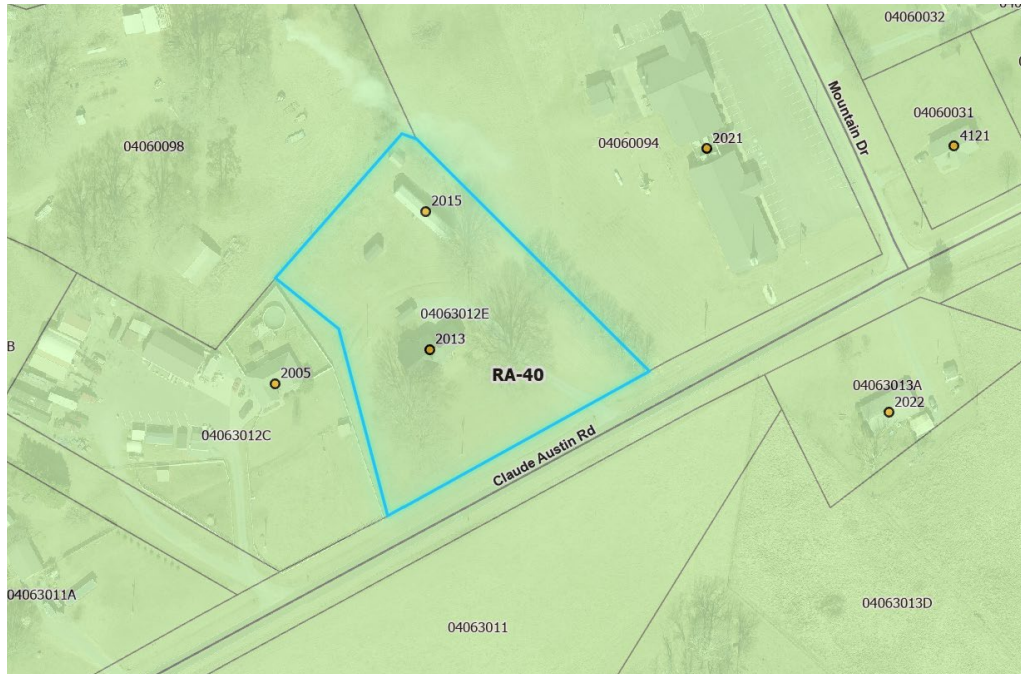


Exhibit B



