



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS

Staff Report - MEETING DATE: December 3, 2019

VAR-2019-14

Oliver Family Timberlands, LLLP

The applicant is requesting a Variance to Section 4.04.02(F)(G) of the ULDC (Lowndes County Unified Land Development Code) as it pertains to general requirements for potable water system and general requirements for public sewer system. The subject properties consists of ~2,160.583 acres and are located on Lineberger Road, Old Clyattville Road, Madison Highway, and Hart Road, Valdosta, Georgia, in an E-A (Estate Agricultural) and CON (Conservation) zoning districts.

4.04.02 General Design Standards for Subdivisions

F. General requirements for potable water system

1. Water mains properly connected with the County water supply system or with an alternate supply system approved by the Lowndes County Board of Health shall be constructed in such a manner to adequately serve all lots shown on the subdivision plat for both residential use and fire protection
2. All subdivisions shall be required to connect to a public water system when the County's water system is within 1,000 feet radius of the parent tract of a lot created by a new subdivision development.
3. The standards for a potable water system are set forth in the Lowndes County Technical Standards Manual. All materials, labor, equipment, and other items related to construction of the water distribution system shall be provided in accordance with policies and specifications of Lowndes County.

G. General requirements for public sewer system

1. When the subdivision is located within the service area of a public sewerage system, sanitary sewers shall be installed to serve all lots with connection to the public system.
2. All subdivisions shall be required to connect to a public sewer system when the County's sewer system is within 1,000 feet radius of the parent tract of a lot created by a new subdivision development.
3. Where sanitary sewer service is not available, all lots without connection to the public system shall be developed with a private on-site sewage disposal system approved by the Lowndes County Board of Health, consistent with the minimum Lot area requirements of Section 4.01.01(G) or other such lot area requirement as may be established by the Lowndes County Board of Health at the time of preliminary plat.
4. The standards for a public sewer system are set forth in the *Technical Standards Manual*.

Mike Lansdell, real estate agent and realtor, is acting as the liaison for both the seller, Oliver Family Timberlands, LLLP, and purchaser, Olin Wooten. Mr. Lansdell, will also serve as the designated agent to speak on behalf of the buyer, Mr. Wooten, throughout the Variance process. Mr. Wooten proposes to subdivide Tracts #1 and #2 located on the west side of the Southern Railroad track into various sized residential lots ~5 to ~10 acres; the land area of both tracts total ~281 acres. The remnant portion of the land east of the railroad