

# MINUTES

## Valdosta-Lowndes Zoning Board of Appeals

Valdosta City Hall Annex Multi-Purpose Room

300 North Lee Street, Valdosta, Georgia

December 3, 2019 2:30 p.m.

### MEMBERS PRESENT

Nathan Brantley  
Victoria Copeland  
Nancy Hobby  
John Hogan, III

John Holt  
Gretchen Quarterman  
Allan Strickland

### MEMBERS ABSENT

John "Mac" McCall

### STAFF PRESENT

Trinni Amiot  
Steve Stalvey  
Tracy Tolley  
Debra Tulloch

### VISITORS PRESENT

Leslie Bius  
Michael Bland  
Sunnie Bland  
Bert Craven  
Ruth Craven  
Franky DePasture  
Diane Dees  
Layton Dees  
Barbara Herring

Grant Harvey  
Will Kemp  
Mike Lansdell  
Janet Lineberger  
Sandra Miles  
Danny O'Neal  
Gary O'Neal  
Lonnie O'Neal  
Tonya O'Neal

Bryan Reno  
John Sineath  
Barbara Southall  
Dan Stevenson  
Mike West  
Charles Wetherington  
Joseph Wetherington  
Dolores Zipperer

<Three Illegible Names>

### Agenda Item # 1: CALL TO ORDER

The meeting was called to order by Vice Chairman Strickland. It was determined that a quorum of members was present. Vice Chairman Strickland thanked everyone for coming and reviewed the meeting procedures with those in attendance today.

### LOWNDES COUNTY CASE

### Agenda Item # 2: VAR-2019-14 — Oliver Family Timberlands, LLLP (Old Clyattville Road & Madison Highway)

Vice Chairman Strickland announced the case. Mrs. Tulloch apologized for not having a PowerPoint for today's meeting. Mrs. Tulloch stated that 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. 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 track will be subdivided into larger lots of ~200+ acres in size for outdoor recreational use. Per the ULDC all development within 1,000 feet of existing county water and sewer utilities are required to connect to the public system at the expense of the developer. The applicant considers the above requirement an economic hardship and seeks relief through the variance process to forego the ULDC's regulation and have each newly created lot served with individual wells and septic tanks. Thus, a variance request to Section 6.03.03 and 6.03.04 of the ULDC as it pertains to development of property within 1,000 feet of existing county water and sewer systems must connect to the existing utilities. TRC staff heard and considered this request during several scheduled meetings; the same resulted in a unanimous decision to oppose the developer's request as presented. Staff is of the opinion