



# VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS

## *Staff Report*

**MEETING DATE: August 6, 2024**

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### **VAR-2024-10**

#### **Parkstone/Lynnhaven – Lynnhaven Rd**

The applicant is the property owner and is requesting a Variance to Section 6.03.04 C of the Lowndes County Unified Land Development Code (ULDC) as it pertains to Sanitary Sewer System Requirements. The subject properties are located at 2101 & 2097 Lynnhaven Road, Map & Parcel 0087 195G & 195F, and consists of 2 total acres (1 acre lots each) currently zoned R-1 (Low Density Residential),

The distance to the sewer line on James Road is at least 600' away, and the properties are located near the border of the 1,000-foot buffer. The existing dwellings in this neighborhood were developed with septic tanks.

The TRC staff heard and considered this request (during their regularly scheduled meeting) and ultimately voted for approval of the request, based on criteria D, E, & F.