

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2015-09

DATE OF MEETING: June 9<sup>th</sup> 2015

BUDGET IMPACT:

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

FUNDING SOURCE:

( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON:

REZ-2015-09 Hilda Shiver, Mt. Zion Rd  
E-A to R-A, Well/Septic, ~6.27 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning from Estate Agricultural (E-A) zoning to Residential Agricultural (R-A) zoning. The motivation for the zoning change appears to be so that the subject (estate) property can be divided. The subject property possesses road frontage on Mt. Zion Rd and Phillips Rd. Both roads are unimproved county local roads. Typical traffic flow capacity of a county local road is between 750 to 1500 AADT. The future plans for Lowndes County in this area list it as within a Rural Residential Area. R-A zoning is a permitted zoning classification for that type of area. Overall, the Planning Division found this request consistent with the Comprehensive Plan and the TRC recommended for its approval. The GLPC heard this request at their May regular meeting and ultimately recommended for its approval. A representative for the applicant's family spoke for the request and no one spoke against it.


Although the following four below considerations are not recommended as conditions of approval with the rezoning, they should at least be noted: Phillips road is expected to be paved using SPLOST funds; During the paving process it is expected that a drainage easement will be needed from the subject property; please be aware of the potential wetlands on the subject property; and before the subdivision plat can be approved the Board of Health will need to be satisfied concerning the approval and placement of current and potentially proposed wells and septic systems.

OPTIONS:

1. Approve      2. Approve with Conditions      3. Table      4. Deny

RECOMMENDED ACTION: Option #1

DIVISION: Planning

County Planner: Jason Davenport 

  
County Manager

Action by the Board: \_\_\_\_\_