

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-10 Wombles, Lineberger Road (0091 037), E-A to R-A,
Well & Septic, 6.0 acres

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2021-10 Wombles, Lineberger Road (0091 037), E-A to R-A, Well & Septic, 6.0 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning of 6.0 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The motivation behind this request is to be able to subdivide and create ULDC conforming parcels upon the recording of the parcel division. Access to and from the subject property is off Lineberger Road, a County maintained local dirt road. Concerning the Comprehensive Plan Future Development Map, the subject property is depicted as in a Suburban Character Area, in which R-A zoning is listed as a permitted zoning district.

In addition to the above information, the following information should be noted: While the subject property is within the connection requirements found in the ULDC for County Water and County Sewer, Variance number VAR-2019-14 was approved, granting a variance to Section 4.04.02 (F) (G) of the ULDC as it pertains to the general requirements for both potable water system and public sewer system requirements.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments.

The GLPC heard this request at their regular June meeting and recommend approval by unanimous vote (9-0).

- OPTIONS: 1. Board's Pleasure
2. Approve
3. Approve with Conditions

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: