

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-12 Vicky King 4829 Carter Lane, ~2.98ac, R-A to R-1, Well and Septic

DATE OF MEETING: May 14, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-12 Vicky King 4829 Carter Lane, ~2.98ac, R-A to R-1, Well and Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-A (Residential Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to subdivide the property into conforming lots for individual residences. The subject property possesses road frontage on Carter Lane, a locally maintained County Road, and is within the Urban Service Area and Rural Residential Character Area.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring R-1 land use and zoning pattern and the requirements for lots in groundwater recharge areas, and therefore recommends approval of the request for R-1 zoning.

The GLPC heard the request and from the applicant at their April meeting, and hearing no opposition, voted unanimously to recommend Approval (8-0).

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: