

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-20 Wilson Estate, 5917 Thunder Bowl Rd., ~1.7ac,
E-A to R-1, Well & Septic

DATE OF MEETING: December 10, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-20 Wilson Estate, 5917 Thunder Bowl Rd.,
~1.7ac, E-A to R-1, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on a portion of the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation for the rezoning is to allow the property to be subdivided into a conforming residential lot. The subject property includes ~22 acres in total, possesses road frontage on Thunder Bowl Road and Vickers Drive, both County maintained local roads, is within the Rural Service Area, and Rural Residential Character Area, which recommend R-1 zoning as appropriate.

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 land use and lot sizes, the lack of availability of County utilities, and the viability of wells and septic systems, and therefore recommends approval of the request for R-1 zoning as depicted on the submitted survey.

At the GLPC meeting, the applicant spoke in favor of the request, while no one spoke in opposition, therefore resulting in a unanimous (8-0) vote to recommend Approval of the ~1.7 acres depicted being rezoned.

- 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: