

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-03 Thomas Linville, 4888 Break Thru Rd., ~16.3ac,
R-1 to E-A, Well & Septic

DATE OF MEETING: February 11, 2025

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-03 Thomas Linville, 4888 Break Thru Rd.,
~16.3ac, R-1 to E-A, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to E-A (Estate Agricultural) zoning. The general motivation in this case is for the applicant to combine the properties into a single conforming lot for use agriculturally. The subject property possesses road frontage on Break Thru Road and Johnston Road, both locally maintained County roads, is within the Rural Service Area and Agricultural/Forestry Character Area, which recommend E-A zoning.

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 uses and lot sizes, the lack of availability of County Utilities, the viability of well and septic systems, and the unique shape of the property, and therefore recommends approval of the request for E-A zoning as depicted on the submitted survey.

At the GLPC meeting, two neighbors spoke out regarding concerns of items being stored on the property in relation to the applicant's business, and the potential traffic concerns on Break Thru Road, but were otherwise supportive of the applicant's right to use their property as they see fit. The Planning Commissioners questioned some of the allowed uses in E-A, if there was any means of recourse should a problem arise, and being satisfied with Staff's response, voted unanimously (9-0) to recommend approval.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard