

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-08

DATE OF MEETING: May 19, 2025

BUDGET IMPACT: N/A

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

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

REZ-2025-08 Joseph Williams
10ac, 7219 Good Hope Rd.
E-A to E-A & R-A, Well & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to E-A & R-A (Residential Agricultural) zoning in order to create legally conforming lots. The subject property possesses road frontage on Good Hope Road, a County maintained Collector, is within the Rural Service Area and Agricultural and Forestry Character Area, which recommend R-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 viability of a Well & Septic system, the separation and preservation of land in a cultivated state, and therefore recommends approval of the request for E-A and R-A zoning as depicted on the submitted survey.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____