

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-08 Joseph Williams, 7219 Good Hope Rd., 2.5ac,
E-A to E-A and R-A, Well and Septic

DATE OF MEETING: June 10, 2025

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-08 Joseph Williams, 7219 Good Hope Rd.,
10ac, E-A to E-A and 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 the 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.

At the GLPC meeting, no one spoke in favor or opposition of the request, and therefore the recommendation to approve was unanimous (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: