

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-16 Sandra Jones 7001 Simpson Rd (0031 047C & 047G) E-A to R-A, Well and Septic, ~11.19 acres

Work Session/Regular Session

DATE OF MEETING: November 10, 2020

BUDGET IMPACT:

FUNDING SOURCE:

- ( ) Annual
- ( ) Capital
- (X) N/A
- ( ) SPLOST
- ( ) TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-16 Sandra Jones 7001 Simpson Rd (0031 047C & 047G) E-A to R-A, Well and Septic, ~11.19 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to sell off four (4) acres of the current ~11.19 acres, and in order for the parcels to remain in conformity with the ULDC, a change in zoning would be necessary.

The property has been split, combined, and reconfigured several times through both survey and deed, and is currently divided into two tracts; the Northeastern tract being ~5.06 acres, and the Southwestern tract (the subject property) being ~11.19 acres.

The subject property is within the Rural Service Area and part of the Agricultural Character Area, and possesses road frontage on Simpson Road, a County maintained local road. Per Comprehensive Plan Guidance, R-A zoning is a recommended classification in an Agricultural Character Area, and is consistent with land use patterns of the properties immediately to the south of the subject property, as they too were once part of the subject property.

The TRC reviewed the application and has no technical objections.

The GLPC heard the request at their regular meeting and recommend approval with the following condition, any new residential development be a stick built home, by a unanimous vote of (9-0).

- OPTIONS: 1. Board's Pleasure  
2. Approve

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: