

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-13 Carolyn Williams 7141 Ousley Road (0039 010) E-A  
to R-1, Well and Septic, ~5.71 acres

Work Session/Regular Session

DATE OF MEETING: October 13, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-13 Carolyn Williams 7141 Ousley Road (0039 010) E-A to R-1,  
Well and Septic, ~5.71 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-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to subdivide the property into five (5) individual lots for her children, and in order for the lots to remain in conformance with the ULDC after the division, a change in zoning would be necessary. The new lots will remain large enough to satisfy the size criteria for individual well and septic systems.

The subject property is within the Rural Service Area and Agricultural Character Area, and possesses road frontage on Ousley Road, a Major Collector road in the County. Per Comprehensive Plan guidance, "Residential subdivisions should be severely limited, and any minor exceptions should be required to follow a rural cluster zoning." While R-1 zoning is not a recommended zoning type in the Agricultural Character Area, it is consistent with the neighboring properties along the East side of Ousley Road in its proposed size and use.

All the R-1 properties along the East side of Ousley Road were platted and recorded in the mid 1980's, prior to the five (5) acre minimum requirement for lots in E-A, or A-U (Agricultural Use) zones at that time, and range in size from 1.1 to 2.7 acres each.

The TRC reviewed the application and have no technical objections.

The GLPC heard this request at their September meeting, and recommend denial of the request by a unanimous vote (11-0).

OPTIONS: 1. Board's pleasure

RECOMMENDED ACTION: Board's pleasure