

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-07 Hester Property, Skipper Bridge Road, A  
portion of (0103 062), 2.5 ac., E-A to R-A, Well & Septic

DATE OF MEETING: May 14, 2024

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-07 Hester Property, Skipper Bridge Road, A  
portion of (0103 062), 2.5 ac., E-A to R-A, Well & Septic

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on a portion of 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 subdivide the property into a conforming lot for an individual residence. The subject property possesses road frontage on Skipper Bridge Road and Franklinville Road, both locally maintained County Roads, and is within the Rural Service Area and Agricultural/Forestry Character Area.

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 zoning patterns and existing population density, the development potential based on well and septic criteria, the potential environmental impacts, and therefore recommends approval of the request for R-A zoning.

The GLPC heard the request at their April meeting, along with comments from the applicant who spoke in support of the request, and voted unanimously (8-0) to recommend approval.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: