

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-10 Benny Cowart, 4115 Ezelle Rd., 0188 160, 7.9 ac.,  
EA to R1, well/septic

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-10 Benny Cowart, 4115 Ezelle Rd., 0188 160, 7.9 ac., EA to R1,  
well/septic

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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 divide the property between his four children. The subject property possesses road frontage on Ezelle Road, a Minor Collector road . Concerning the Comprehensive Plan Future Development Map the subject property is in the Rural Service Area and depicted as in a Rural Residential Character Area. Per Comprehensive Plan guidance R-1 zoning in this case, is a permitted zoning within a Rural Residential Character Area.

In addition to the above information, the following factors should be considered: 1) The adjacent R-1 zoned parcel to the southeast, 2) In order for the parcels to remain in conformance with the ULDC after division, a change in zoning would be necessary as the newly created parcels will each be less than the minimum acreage required for E-A zoning, and 3) Each newly created parcel will still be large enough to satisfy the size requirements for individual well and septic.

The GLPC heard the request at their regular August meeting and recommend Approval of the request by a vote (8-0). Staff has found this request overall consistent with the Comprehensive Plan and the TRC had no objectionable comments regarding this request.

OPTIONS: 1 - Approve  
2 - Board's Pleasure

RECOMMENDED ACTION: Approve