

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-17 Quillian Powell, 2686 Loch Laurel Rd. R-1 to E-A, Well & Septic, ~78.92 acres Districts 3 & 5

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: N/A

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2019-17 Quillian Powell, 2686 Loch Laurel Road R-1 to E-A, Well/Septic, ~78.92 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-1 (Low Density Residential) to E-A (Estate Agricultural) zoning. The general motivation in this case is for the applicant's prospective buyer to be able to utilize the land as provided for in an Estate Agricultural Zoning District, as described in the ULDC. The subject property possesses road frontage on Loch Laurel Road, a County-maintained major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is listed as in an Urban Service Area and depicted as in a Rural Residential Character Area, in which E-A zoning is listed as a permitted zoning district.

In addition to the information above, the following factors should be taken into consideration: 1) the Description of a Rural Residential Character Area, and the Development Strategy of such, as found on page 128 of the Comprehensive Plan, a copy of which is in your packets, 2) the existing "pastoral character" of the property, but also, 3) the concern of "spot zoning".

The TRC considered the request and had no objectionable comments and Staff has found the request consistent with the Comprehensive Plan.

Additionally, the GLPC heard the request at its November regular meeting and unanimously recommended for approval of the request

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

RECOMMENDED ACTION: Approve