

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2020-01 Nancy G. Hobby, 2626 Loch Laurel Rd. R-1 to E-A, Well & Septic, ~10.0 acres (Districts 3 and 5)

Work Session/Regular Session

DATE OF MEETING: February 25, 2020

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-01 Nancy G. Hobby, 2626 Loch Laurel Rd. R-1 to E-A, Well & Septic, ~10.0 acres

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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 to preserve the land as farmland. The subject property possesses road frontage on Loch Laurel Road, a major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is in the Urban Service Area and depicted as in a Rural Residential Character Area. Per Comprehensive Plan guidance, E-A zoning is listed as a permitted zoning classification within a Rural Residential Character Area.

In addition to the information above, the following factors should be considered: 1) The existing rural character of the property, 2) The adjacent E-A zoned property to the south, and 3) The Description of a Rural Character Area and Development Strategy as found on page 128 of the Comprehensive Plan.

At its January meeting, the Greater Lowndes Planning Commission voted unanimously (10-0) to recommend approval of the request.

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

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: