

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-02 Nancy Hobby, 2598 Loch Laurel Road, Parcel  
Number 0168 012A

Work Session/Regular Session

DATE OF MEETING: March 9, 2021

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-02 Nancy Hobby

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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 obtain a consistent zoning classification with the adjacent parcels to the south, owned by the applicant.

The subject property is in the Urban Service Area and part of the Rural Residential Character Area, and possesses road frontage on Loch Laurel Rd. and Carroll Ulmer Rd., a major collector road and a local road, respectively. Per Comprehensive Plan guidance, E-A zoning is listed as a permitted zoning within a Rural Residential Character Area.

In addition to the above information, the following factors should be considered: 1) The adjacent parcels to the south, recently rezoned from R-1 to E-A, 2) the Description of a Rural Residential Character Area as stated on page 128 of the Comprehensive Plan, "These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation." 3) the Development Strategy stated on page 128 of the Comprehensive Plan, "The rural atmosphere should be maintained...", and 4) the existing rural character of the property.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

The Planning Commission voted unanimously (9-0) to recommend approval of the request to rezone the property from R-1 to E-A.

- OPTIONS: 1) Board's Pleasure  
2) Approve