

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-17 Jeffrey Atkison, 4365 Williams Rd, R-1 to R-A, Well & Septic, ~8.0 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-17 Jeffrey Atkison, 4365 Williams Rd, R-1 to R-A, Well & Septic, ~8.0 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 R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to provide dog training services. The subject property possesses road frontage on Williams Rd. which is a County maintained local road. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as in a Suburban Area Character Area. Per Comprehensive Plan guidance R-A zoning is listed as a permitted zoning within a Suburban Area Character Area.

In addition to the above information, the following factors should be considered: 1) The adjacent R-A zoned parcel to the east 2) the existing rural character of the property, the larger lot size of the subject property.

The TRC considered the request and had no objectionable comments, and the applicant is working through the State Department of Agriculture for the necessary licensing and permits to operate a kennel/training facility. Additionally, Staff finds the request consistent with the Comprehensive Plan and the GLPC recommends approval of the request by unanimous vote of (9-0).

- OPTIONS: 1) Board's Pleasure  
2) Approve  
3) Approve with Conditions  
4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: