

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-15 Loch Winn Farms, LTD, ~62ac, Loch Laurel & Carroll Ulmer, R-A to R-1 & R-A, Well and Septic

DATE OF MEETING: September 10, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-15 Loch Winn Farms, LTD, ~62ac, Loch Laurel & Carroll Ulmer, R-A to R-1 & R-A, Well and Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from R-A (Residential Agricultural) zoning to R-1 (Low Density Residential) and R-A zoning. The general motivation in this case is for the applicant to subdivide a portion of the properties into a 41-lot residential subdivision. The subject property possesses road frontage on Loch Laurel and Carroll Ulmer, both locally maintained County Roads, with proposed access off Loch Laurel, and is within the Urban Service Area and Rural Residential Character Area.

Depicted on the conceptual layout as Lot 11 is an existing cemetery, which is currently being field delineated and will not be suitable for development.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land use, lot sizes, zoning pattern, the lack of available utilities, the groundwater recharge area, and therefore recommends approval of the request for R-1 zoning as depicted on the exhibit, while the remaining portion of Map and Parcel 0168 113 remain R-A.

The GLPC did not review the case due to a lack of quorum at their August meeting, and therefore have not provided a recommendation.

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

RECOMMENDED ACTION: Board's Pleasure