

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

DATE OF MEETING: November 12, 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 LTD, Loch Laurel Rd & Carroll
Ulmer Rd, ~62ac, 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 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, and zoning pattern, the lack of available utilities, and 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.

At the October GLPC meeting, a couple of neighbors voiced concerns about potential traffic from the proposed interconnection, stormwater and pollution runoff, as well as potential trespassing without the addition of a fence and/or landscaped buffer to the adjoining properties. To address the concerns of the neighbors, the GLPC clarified with staff that additional review and approval processes would be required if the zoning was approved, but that a subdivision could be developed as it is zoned now, before ultimately voting unanimously (8-0) to recommend Approval of the request.

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