

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-08

DATE OF MEETING: May 19, 2025

BUDGET IMPACT: N/A

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

REZ-2025-08 Joseph Williams
10ac, 7219 Good Hope Rd.
E-A to E-A & R-A, Well & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to E-A & R-A (Residential Agricultural) zoning in order to create legally conforming lots. The subject property possesses road frontage on Good Hope Road, a County maintained Collector, is within the Rural Service Area and Agricultural and Forestry Character Area, which recommend R-A zoning.

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 uses and lot sizes, the viability of a Well & Septic system, the separation and preservation of land in a cultivated state, and therefore recommends approval of the request for E-A and R-A zoning as depicted on the submitted survey.

OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

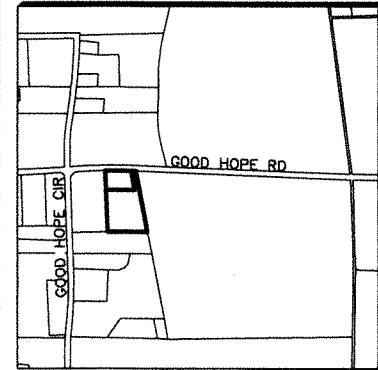


Rezoning Request

On behalf of Joseph Wesley Williams, I would like to request the rezoning of 7219 Good Hope Road from E-A to R-A. The reason for the rezoning would be for the ability to divide the existing house into a 2.5 acre parcel and then combine the remaining land with adjoining land also owned by Joseph Williams, to meet the minimum acreage allowed for a land covenant.

Thank you,

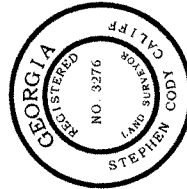
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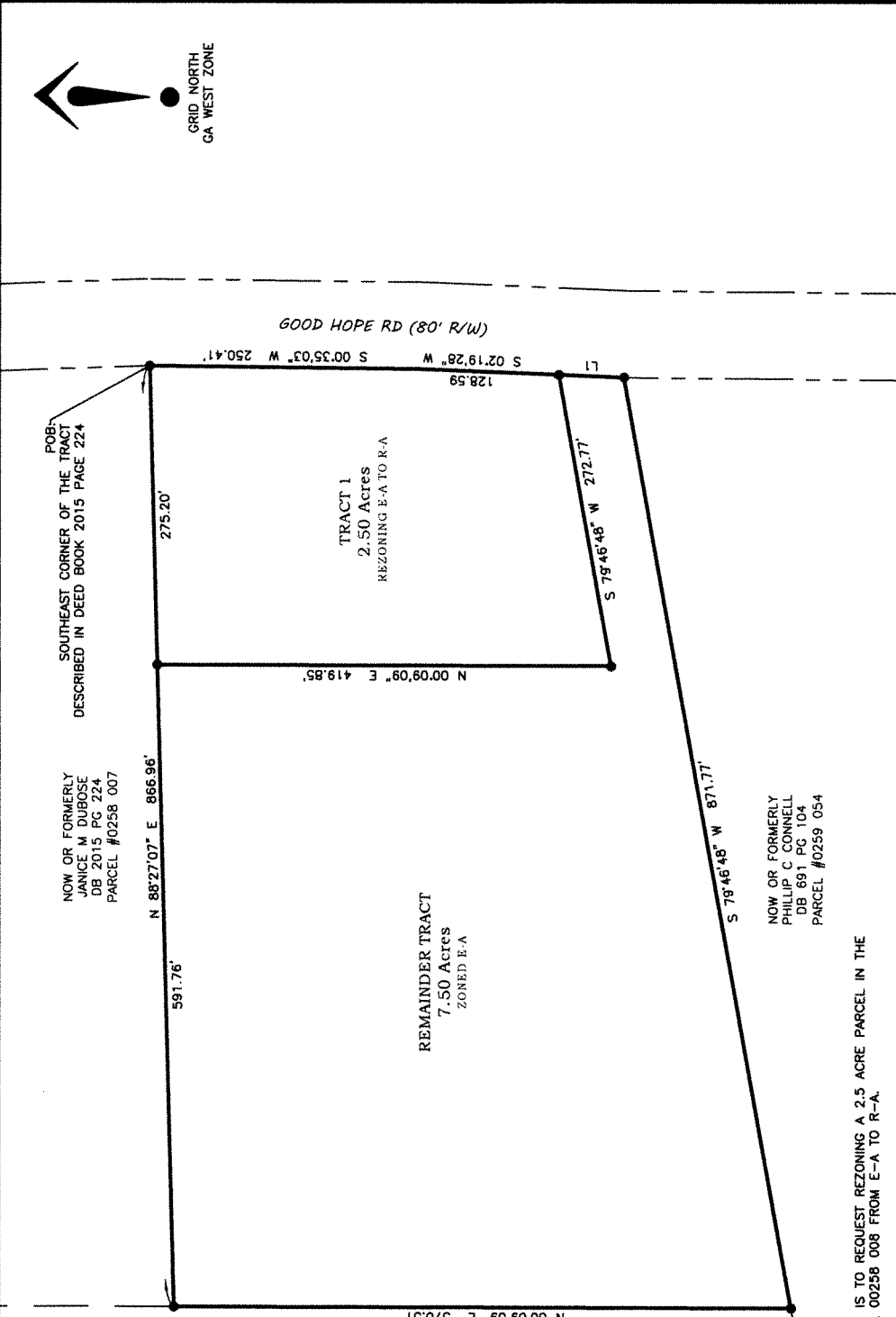
VICINITY MAP

NOW OR FORMERLY
JOSEPH WESLEY WILLIAMS
DB 6717 PG 60
PARCEL #02558 008

LINE	BEARING	DISTANCE
LI	S 02°19'28" W	160.42'



• THE PURPOSE OF THIS MAP IS TO REQUEST REZONING A 2.5 ACRE PARCEL IN THE NORTHEAST CORNER OF PARCEL 00258 008 FROM E-A TO R-A.

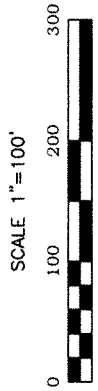


INNOVATE!

Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

REZONING MAP FOR: JOSEPH WILLIAMS



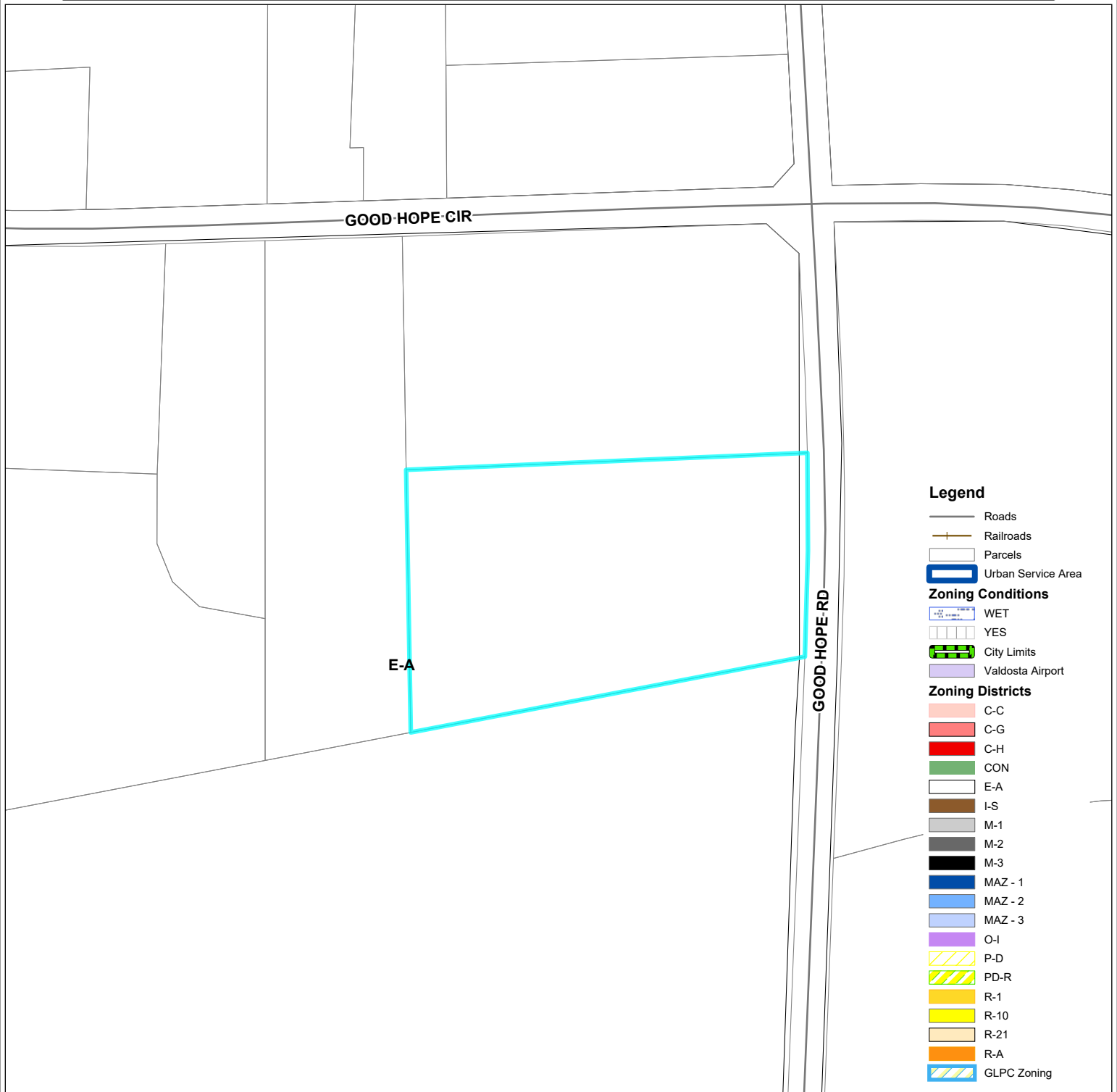
LOCATED IN
LAND LOT 408
11th LAND DISTRICT
LOWNDES COUNTY, GA
MAP DATE: 4/11/25
FIELD SURVEY DATE:
4/11/25

REZ-2025-08

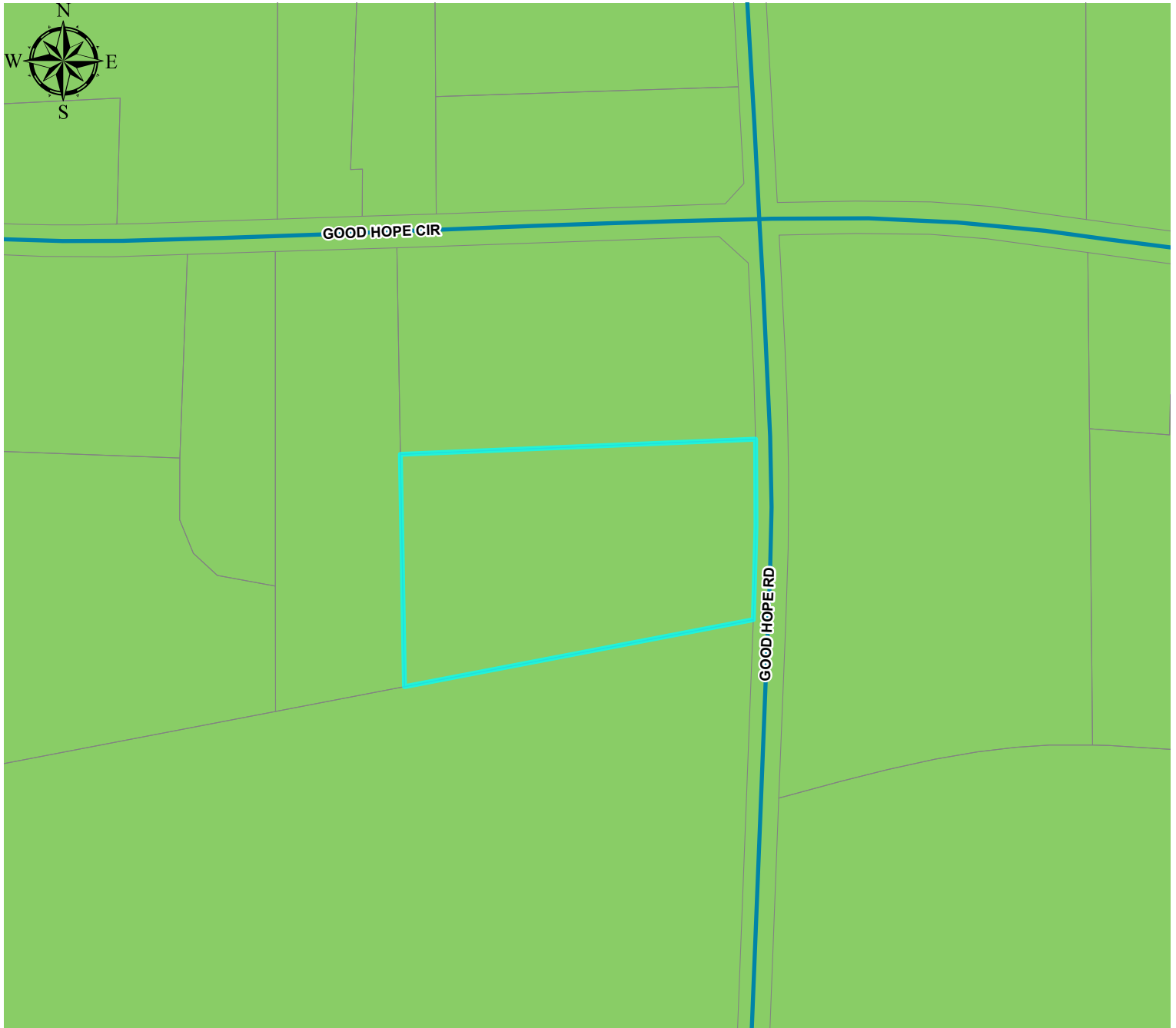
Zoning Location Map

Joseph Williams
Rezoning Request

CURRENT ZONING: E - A
PROPOSED ZONING: R - A



Joseph Williams Rezoning Request



0 150 300 600
Feet



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

Legend

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

REZ-2025-08

WRPDO Site Map

Joseph Williams
Rezoning Request

Legend

- Roads

—+—

Railroads

Park

City Limits

Crashzone

Crashzone West

Urban Service Area
- Open Water

Valdosta Airport

Wetlands

100 Yr Flood

Hydrology

Drastic

Recharge Areas
- Parcels

