

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-12

DATE OF MEETING: July 28, 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-2025-12 Adair Estate
~1.5ac, 4146 HWY 122 East
E-A to R-1, Well & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) to R-1 (Low Density Residential) zoning, in order to bring the lot and its allowable uses into conformity. The subject property possesses road frontage on GA HWY 122 East, a State Route, and is within the Urban Service Area and Agricultural Forestry Character area.

While the Future Land Use map depicts the area as Agricultural and does not recommend R-1 zoning, the surrounding land uses and lot sizes are primarily a cluster of residential parcels interspersed with woodlands and farmland.

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 Well & Septic systems, and the ability to properly apply the standards of the ULDC, and therefore recommends approval of the request for R-1 zoning.

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

RECOMMENDATION: Option 1

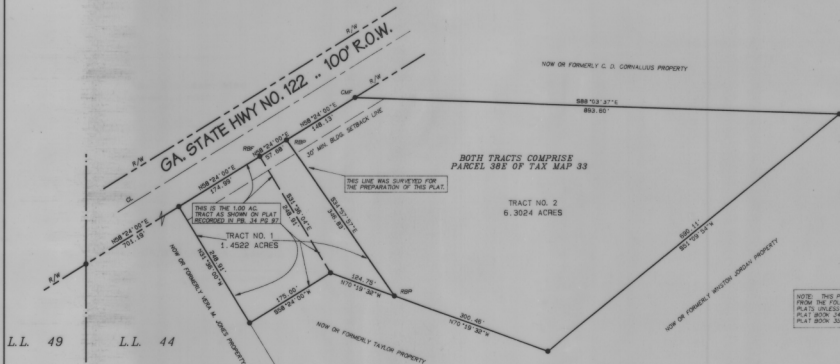
DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____



LOCATION MAP



NOTE: THIS PLAT WAS PREPARED
FROM THE FOLLOWING RECORDED
PLATS UNLESS NOTED OTHERWISE.
PLAT BOOK 34 PAGE 97
PLAT BOOK 35 PAGE 241

LEGEND

RSP = REBAR FOUND
 RSP = REBAR PLACED
 CMF = CONCRETE MONUMENT FOUND
 CMP = CONCRETE MONUMENT PLACED
 R/W = RIGHT OF WAY
 CL = CENTERLINE
 X = FENCE
 NOT TO SCALE

GEORGIA, LOWNDES COUNTY

RECORDED
This 23 day Nov., 1994 1045
Filed H Page 121
Sara L. Cunn
Clerk Superior Court

ACCORDING TO THE FLOOD INSURANCE RATE MAP
FOR LOWNDES COUNTY
PANEL 130469 00258
DATED 1 JUNE 1982
THIS PROPERTY IS IN ZONE "C" AND NOT IN A
SPECIAL FLOOD HAZARD ZONE

APPROVED BY THE DEPARTMENT OF PUBLIC HEALTH,
LOWNDES COUNTY, GEORGIA

SIGNED Robert J. Ragsdale

SIGNED Robert J. Ruggione DATE 11-9-94

APPROVED BY THE COUNTY ENGINEER

SIGNED Charles Clark DATE 11-21-94

APPROVED BY THE VALDOSTA-LOWNDES COUNTY PLANNING

COMMISSION
SIGNED [Signature] DATE 11-20-84


MORTGAGEE'S _____ DATE _____

RE: THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S)

OWNERS: Michael & Barbara DATE 11-21-94

DATE _____

TOTAL AREA = 2.7546 ACRES


 DATE: 11/1/94
 R. STAN FOLSOM PLS 2284

FOLSOM SURVEYING CO.

STAN FOLSOM, RLS 912-244-2920
1206 HASTINGS DRIVE VALDOSTA, GA

MIKE BASS PROPERTY

LAND LOT 44. 12th LAND DISTRICT

LOWNDES COUNTY, GEORGIA

DATE: NOVEMBER 1, 1994
SCALE: 1" = 100'



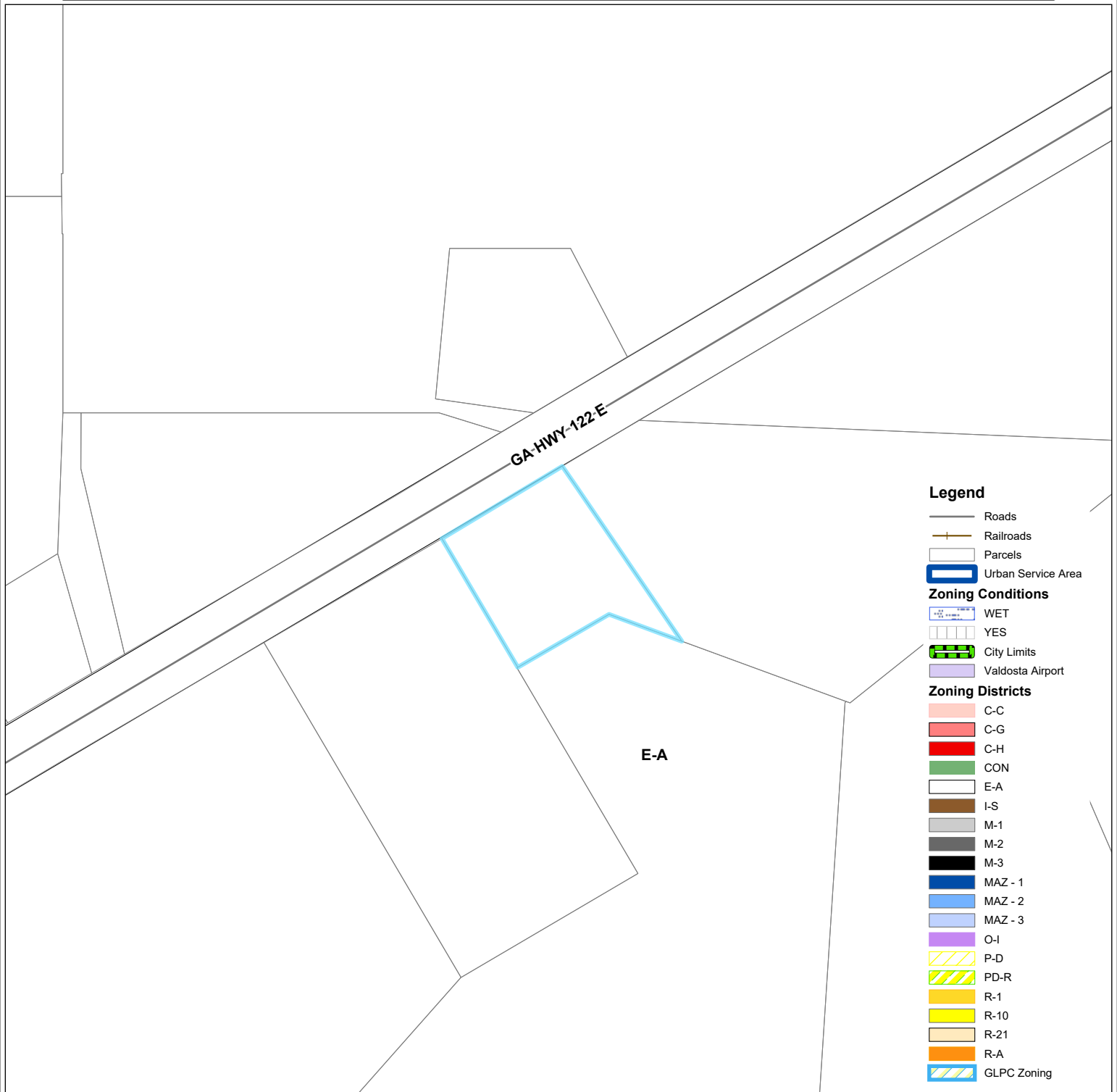
D.C. BAS

REZ-2025-12

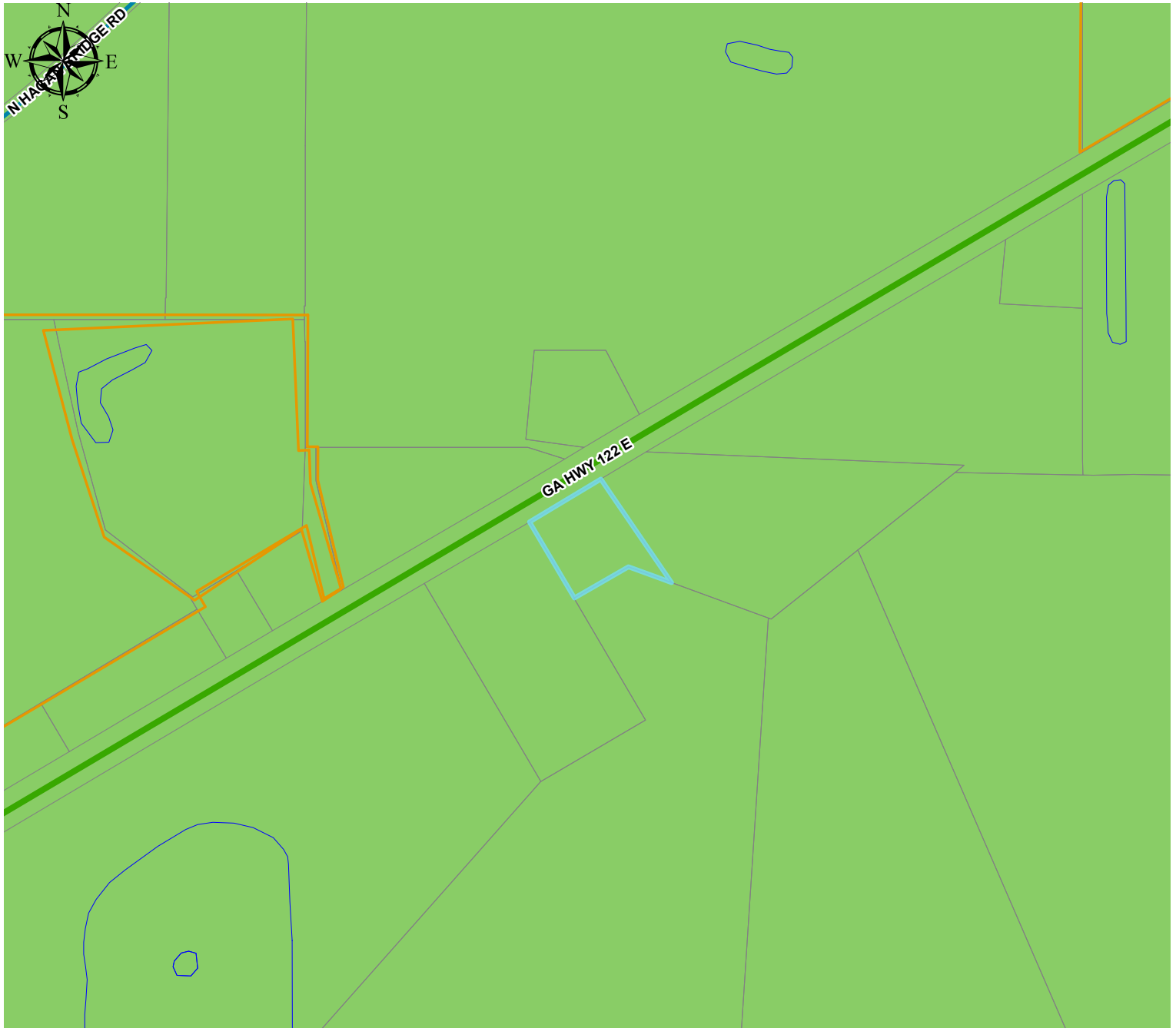
Zoning Location Map

Adair Estates
Rezoning Request

CURRENT ZONING: E - A
PROPOSED ZONING: R - 1



Adair Estates Rezoning Request



0 200 400 800 Feet

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-2025-12

WRPDO Site Map

Adair Estates Rezoning Request

Legend

- | | | |
|--------------------|------------------|---------|
| — Roads | Open Water | Parcels |
| — Railroads | Valdosta Airport | |
| Park | Wetlands | |
| City Limits | 100 Yr Flood | |
| Crashzone | Hydrology | |
| Crashzone West | Drastic | |
| Urban Service Area | Recharge Areas | |

