

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-17

DATE OF MEETING: November 24, 2025

BUDGET IMPACT: N/A

FUNDING SOURCE: ☐ Annual ☐ SPLOST ☐ Capital ☒ N/A

ACTION REQUESTED ON:

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

REZ-2025-17 Shiloh
~8.2 ac 6641 Shiloh Road
E-A to R-A, Well & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) to R-A (Residential Agricultural) in order for the property to be subdivided into legally conforming parcels.

The subject property is within the Rural Service Area and Agricultural Character Areas, which recommend R-A zoning, while access to the property is from Shiloh Road, a County maintained Collector. There is a small pond/wetland area in the southwest corner, and an existing residence and accessory structure in the northeast corner.

The provided survey proposes to subdivide the existing residence and accessory structure onto a new 2.5-acre parcel, which requires rezoning in order to legally conform to ULDC standards.

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 and septic systems, the potential environmental impacts, and the ability to properly apply the standards of the ULDC, and therefore recommends approval of the request for R-A zoning only on the 2.5-acre portion (Tract 1) as depicted by the Carter Surveying plat dated 10-31-2025.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____