

**GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM**

SUBJECT: Rezoning Case REZ-2026-01

Regular Meeting (x)

Work Session (x)

Recommendation (x)

Policy/Discussion ()

Report ()

DATE OF MEETING: January 26, 2026

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON:

REZ-2026-01 Howard Property

~5.8 ac 5905 Staten 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 through Family Ties standards.

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 Staten Road, a County maintained Collector. There is an existing residence and accessory structure centrally located on the property, and no wetlands or groundwater recharge areas that may impact well and septic viability.

The provided survey proposes to subdivide the existing residence and accessory structure onto a new 2.78-acre parcel, and under Family Ties, create a 3.0-acre parcel behind it, accessed via a sixty (60) foot easement, but 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.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____