

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-01

DATE OF MEETING: January 26, 2026

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-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: _____

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

RODNEY GENE TENERY, JR., RLS/RF _____ DATE _____

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

RESERVED FOR THE CLERK OF SUPERIOR COURT

RESERVED FOR THE CLERK OF SUPERIOR COURT

TRACT 8
N/F
FANNIE LOUISE DIXON
PROPERTY
D.B. 1205 PG. 277
P.B. 38 PG. 1

GENERAL NOTES:

1: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.

2: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0110E, DATED: SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A DIVISION SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 6387 PAGE 211 SHOWING CHRISTOPHER JEROME WILLIAMS AND ARLENE WARD AS THE GRANTEES ALSO DESCRIBED IN DEED BOOK 7005 AT PAGE 636 SHOWING CHRISTOPHER JEROME WILLIAMS AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY MS. BRITTNEY HOWARD.

4: THE CURRENT ZONING ON THIS PROPERTY IS E-A ZONING IN LOWNDES COUNTY.

5: THE MINIMUM BUILDING LINES FOR THIS PROPERTY ARE AS FOLLOWS:
FRONT: 30' FROM THE PROPERTY LINE
SIDE: 20' FROM THE PROPERTY LINE
REAR: 50' FROM THE PROPERTY LINE

SURVEY FOR:
BRYTTANEE HOWARD

LOCATED IN LAND LOT 43
OF THE 11TH LAND DISTRICT
OF LOWNDES COUNTY, GEORGIA.

GPS NOTES:

- GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
- THE TYPE OF GPS EQUIPMENT USED: CHAMPION TKO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
- THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
- THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

THIS IS A SURVEY OF
LAND PARCEL 066A
ON TAX MAP 103

DATE OF FIELD SURVEY:
11 / 02 / 2022
DATE OF PLAT:
?? / ?? / 2026



Prime Consulting Solutions

Land Surveying, Land Planning,
Mapping & Consulting Forestry Solutions

107 E. NORTH STREET
VALDOSTA, GA 31601

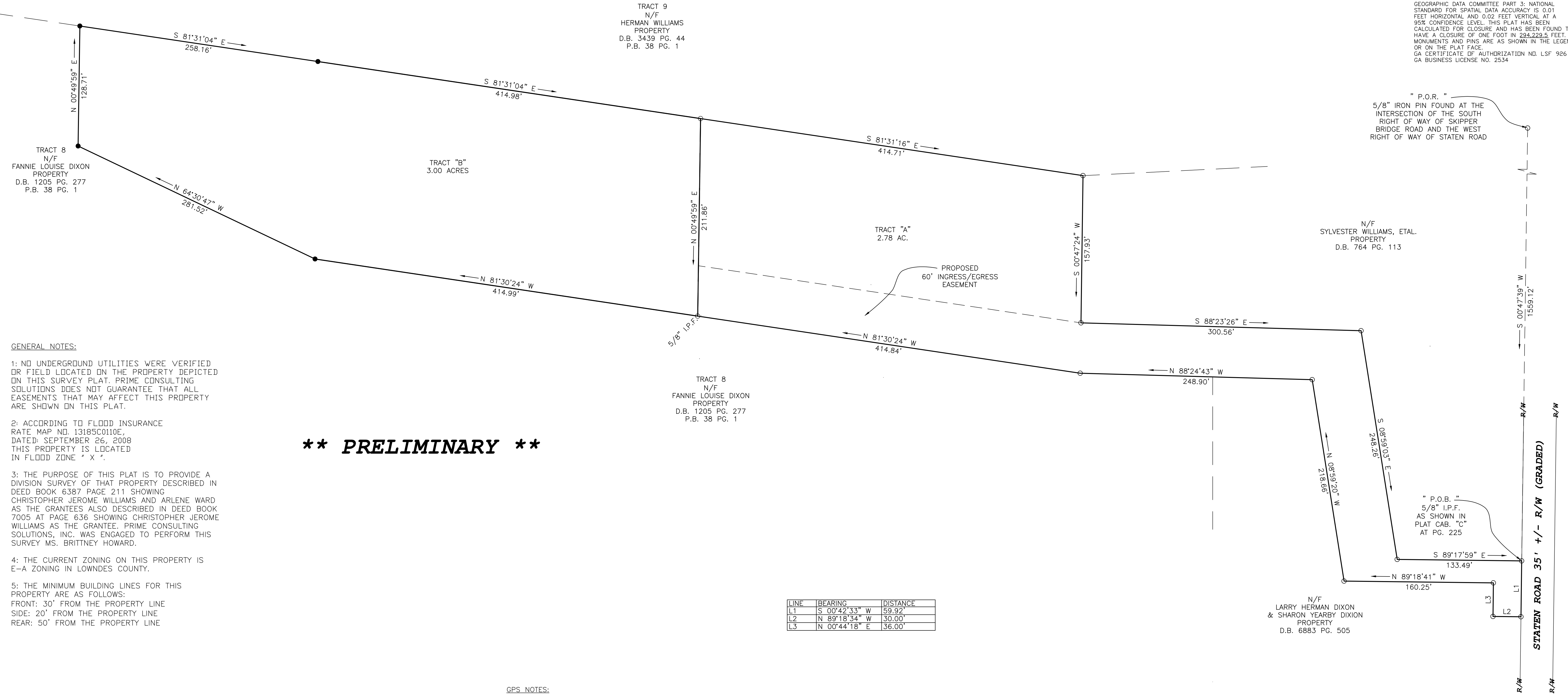
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JOB ID#: J-14855

**** PRELIMINARY ****

**** PRELIMINARY ****



AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

RODNEY GENE TENERY, JR., RLS/RF _____ DATE _____

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

GRID NORTH (NAD 83 GA. WEST ZONE)

0' 50' 100' 150'
GRAPHIC SCALE
1" = 50'

LEGEND
● I.P.F. = IRON PIN FOUND
○ (5/8" REBAR) W/ CAP #3015
■ CONCRETE MONUMENT FOUND
■ CONCRETE MONUMENT PLACED
■ GALVANIZED PIPE FOUND
■ GALVANIZED PIPE PLACED
■ RIGHT OF WAY MARKER FOUND
■ POINT OF BEGINNING
■ POINT OF REFERENCE
--- BROKEN LINE NOT TO SCALE
P/L = PROPERTY LINE
C/L = CENTER LINE
R/W = RIGHT OF WAY
B.M. = BENCHMARK
N.M. = NON MONUMENTED POINT
R.R. = RAIL ROAD
N/F = NOW OR FORMERLY
= GROUND SLOPE

SURVEY EQUIPMENT USED
☒ LEICA 1203 TOTAL STATION 3 SEC.
☒ GEOMAX ZOOM 90 TOTAL 2" STATION
☒ 3005W TOPCON TOTAL STATION 5 SEC.
☒ 200' STEEL MESH TAPE
☒ CST, AUTO LEVEL
☒ TDS RANGER DATA COLLECTOR W/
SURVEY PRO SOFTWARE
☒ CARLSON SURVEYOR II COLLECTOR W/
CARLSON CE 2 SOFTWARE
☒ CHAMPION PRO GNSS RECEIVER
☒ SCEPTER DATA COLLECTOR W/
CARLSON CE 2 SOFTWARE

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE GRID NORTH - WEST ZONE

RODNEY GENE TENERY, JR.
GA. L.S. NO. 3015
EROSION & SEDIMENT CONTROL
LEVEL II CERTIFIED DESIGN PROFESSIONAL
RODNEY GENE TENERY, JR. CERTIFICATION # 5256

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED, HAS A RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN 294,229.5 FEET. MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND OR ON THE PLAT FACE.
GA CERTIFICATE OF AUTHORIZATION NO. LSF 926
GA BUSINESS LICENSE NO. 2534

" P.O.R. "
5/8" IRON PIN FOUND AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF SKIPPER BRIDGE ROAD AND THE WEST RIGHT OF WAY OF STATEN ROAD

N/F
SYLVESTER WILLIAMS, ETAL.
PROPERTY
D.B. 764 PG. 113

" P.O.B. "
5/8" I.P.F.
AS SHOWN IN
PLAT CAB. "C"
AT PG. 225

N/F
LARRY HERMAN DIXON
& SHARON YEABY DIXON
PROPERTY
D.B. 6883 PG. 505

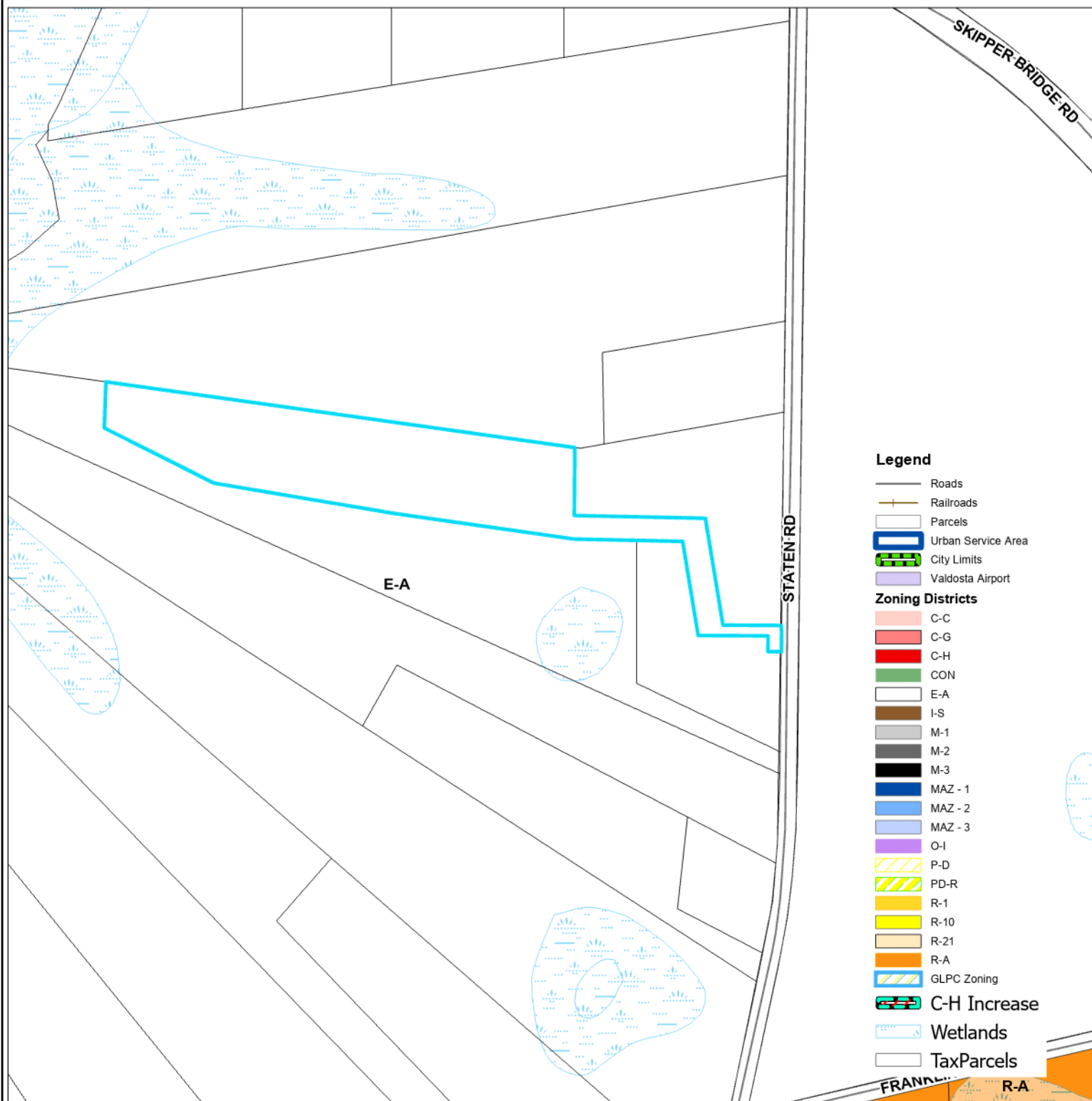
STATEN ROAD 35' +/- R/W (GRADED)

REZ-2026-01

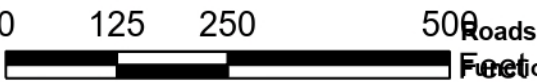
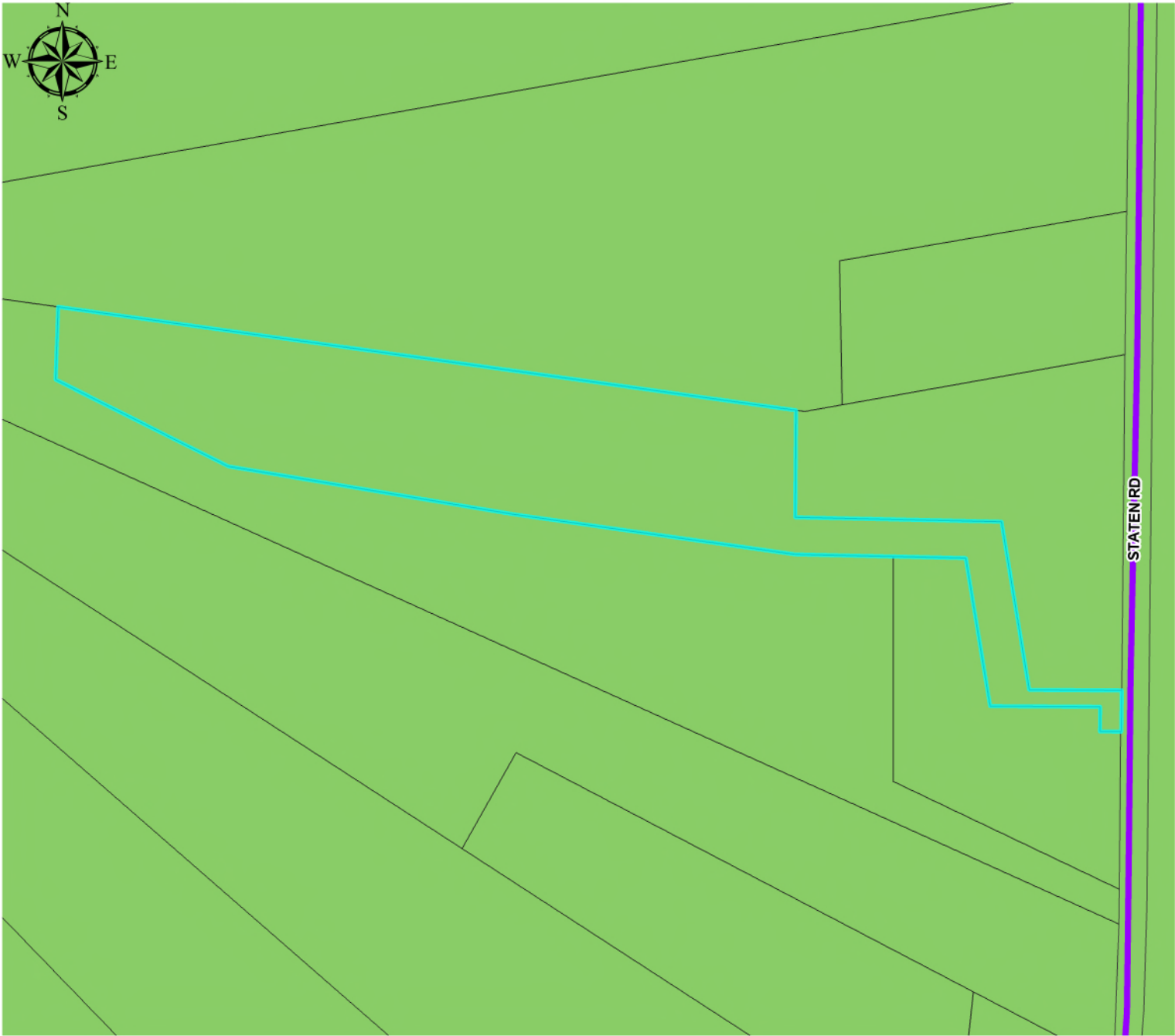
Zoning Location Map

Bryttanee Howard
Rezoning Request

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



Bryttanee Howard
Rezoning Request



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

Bryttanee Howard
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

TaxParcels

