

**GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM**

**SUBJECT:** Rezoning Case REZ-2026-02

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-2026-02 Bullard Property

~1.0ac, 7270 Old Valdosta Rd.

E-A to R-1, Well & Septic

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**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 Old Valdosta Road, a County maintained Local Road, and is within the Rural 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 woodlands and farmland interspersed with residential parcels of various sizes.

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: \_\_\_\_\_