

**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: \_\_\_\_\_

Christie Bullard

4862 Val Del Rd

Adel, GA 31620

229-316-0624

To whom this may concern:

My name is Christie Bullard and I own the property on 7270 Old Valdosta Rd Hahira, GA, and I am seeking to get this property rezoned so that I may improve this property. It is currently zoned for 5 acre lots and I wish to rezone to 1 acre lot. The current home located on the property needs excessive remodel and it would just take too much to get this house fixed. This is Rural Residential area. This property was giving to me by my grandfather Grady Stalvey in 2009, It was my uncles until the day he died and he died on August 18, 2025, so now I'm looking to clean up and maybe add a mobile home, but I only have one acre of land and to develop this land I was told that I need 5 acres to develop or apply to get the property rezoned. Thank you so much for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Christie Bullard". The signature is fluid and cursive, with "Christie" on the top line and "Bullard" on the bottom line.

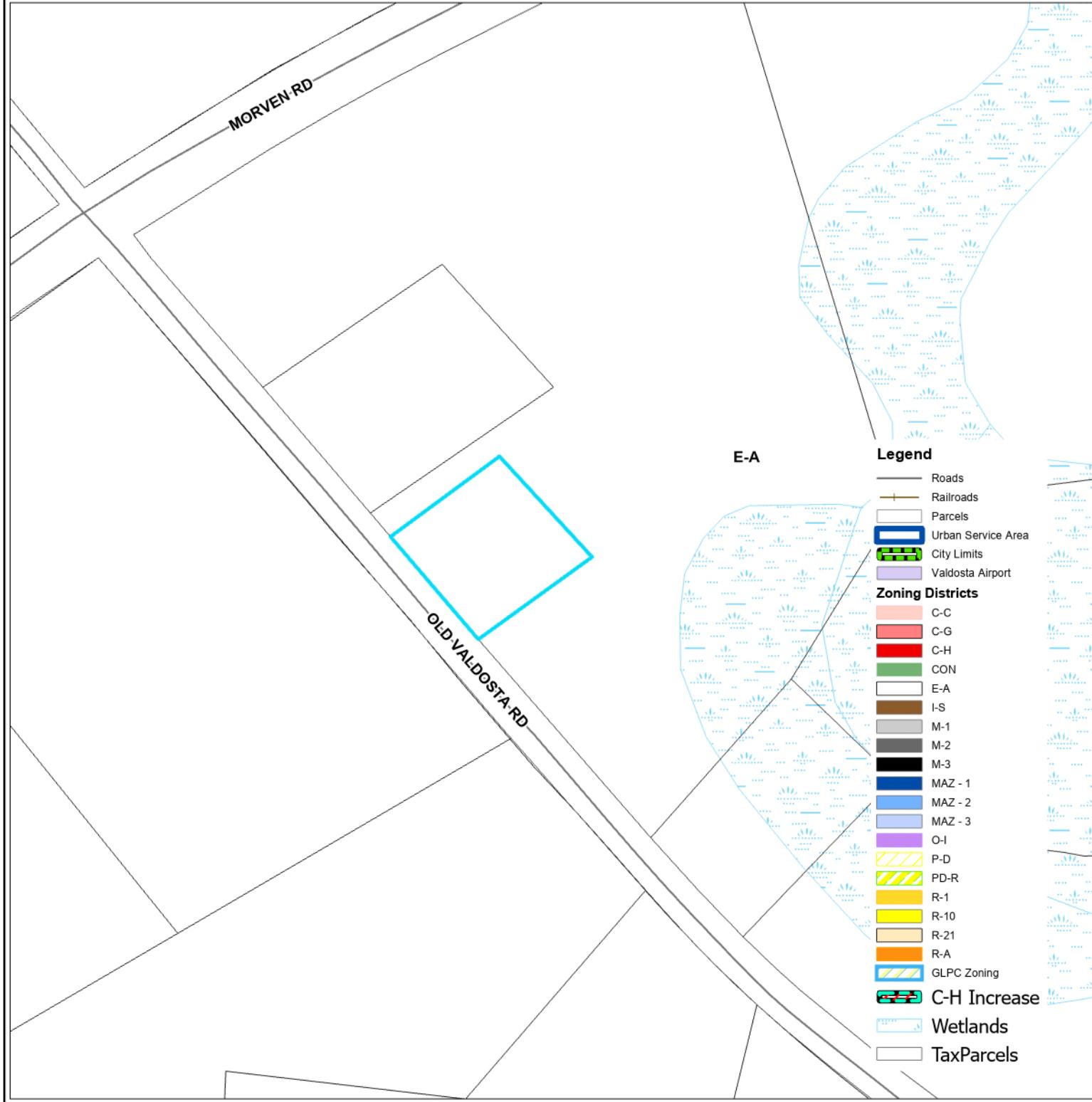
Christie Bullard

# REZ-2026-02

## Zoning Location Map

### Bullard Property Rezoning Request

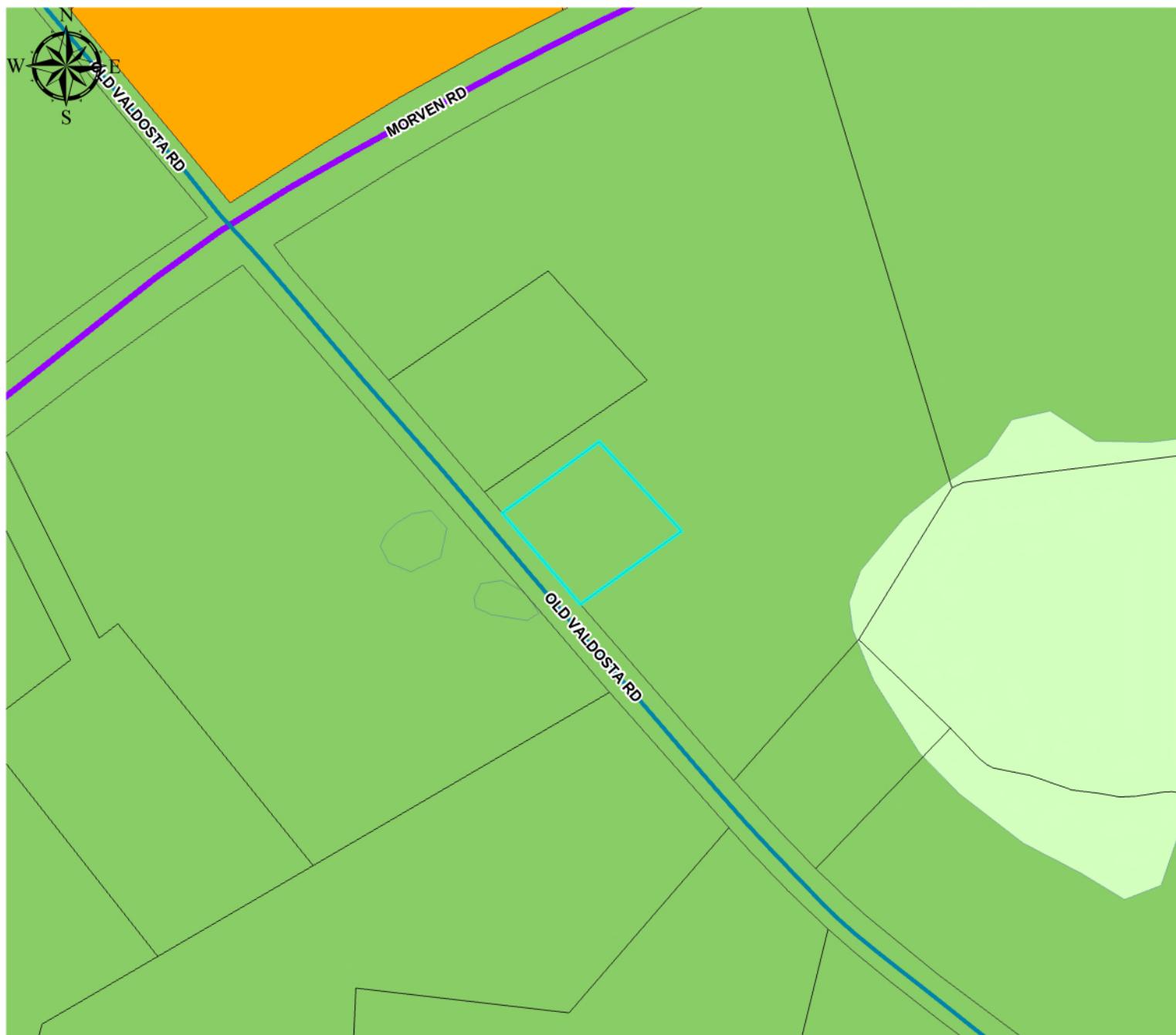
**CURRENT ZONING: E-A  
PROPOSED ZONING: R-1**



# REZ-2026-02

# Future Development Map

## Bullard Property Rezoning Request



0 125 250

500

Feet

### Roads Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads



**SGRC** SOUTHERN GEORGIA  
REGIONAL COMMISSION

### Legend

#### Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

- 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

## Bullard Property Rezoning Request

### Legend

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

