

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-02

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-2026-02 Bullard Property
~1.0ac, 7270 Old Valdosta Rd.
E-A to R-1, Well & Septic

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 cursive script that reads "Christie Bullard". The ink is dark and the signature is fluid, with a large initial 'C'.

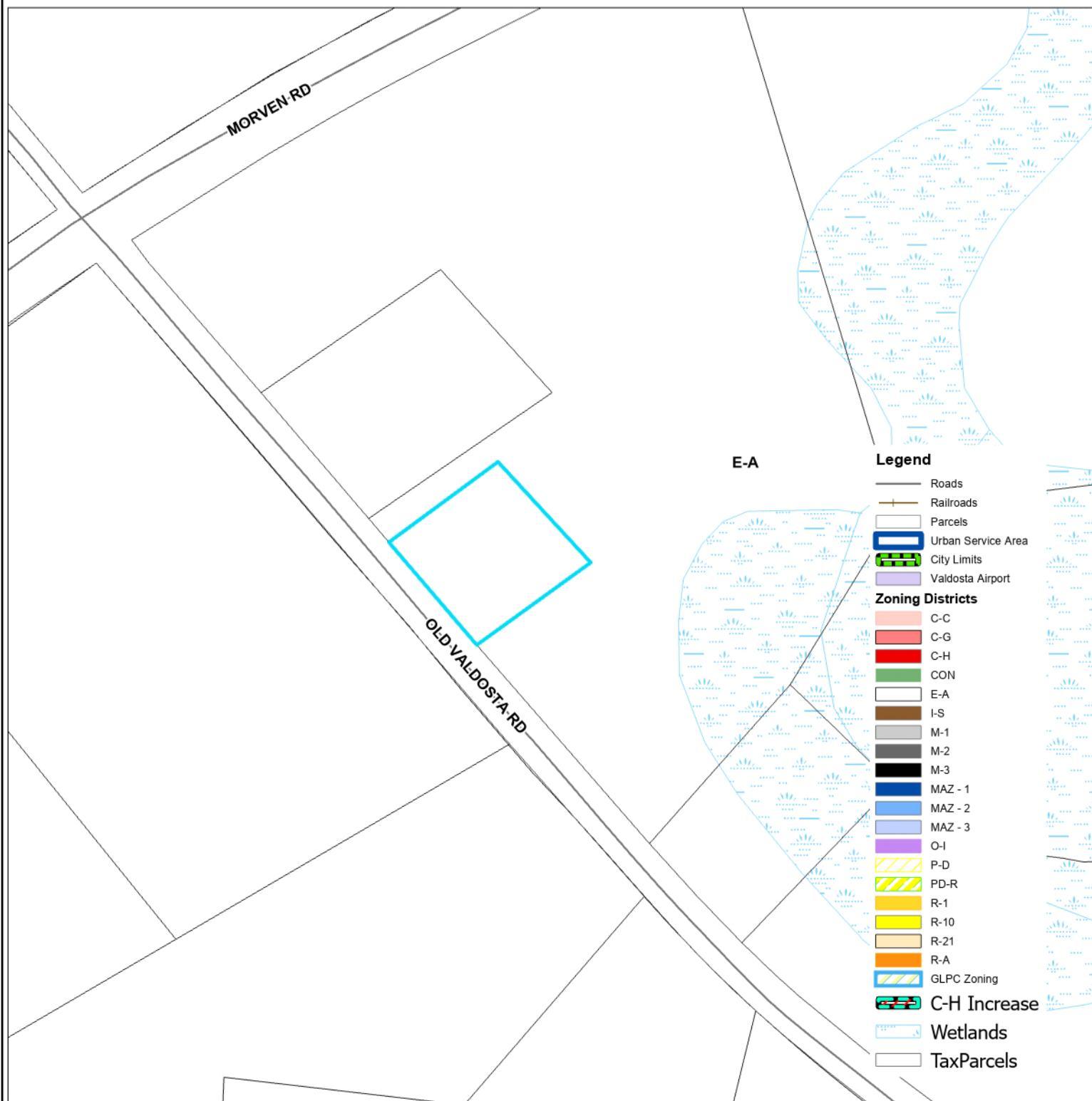
Christie Bullard

REZ-2026-02

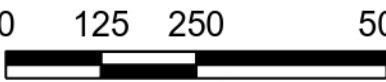
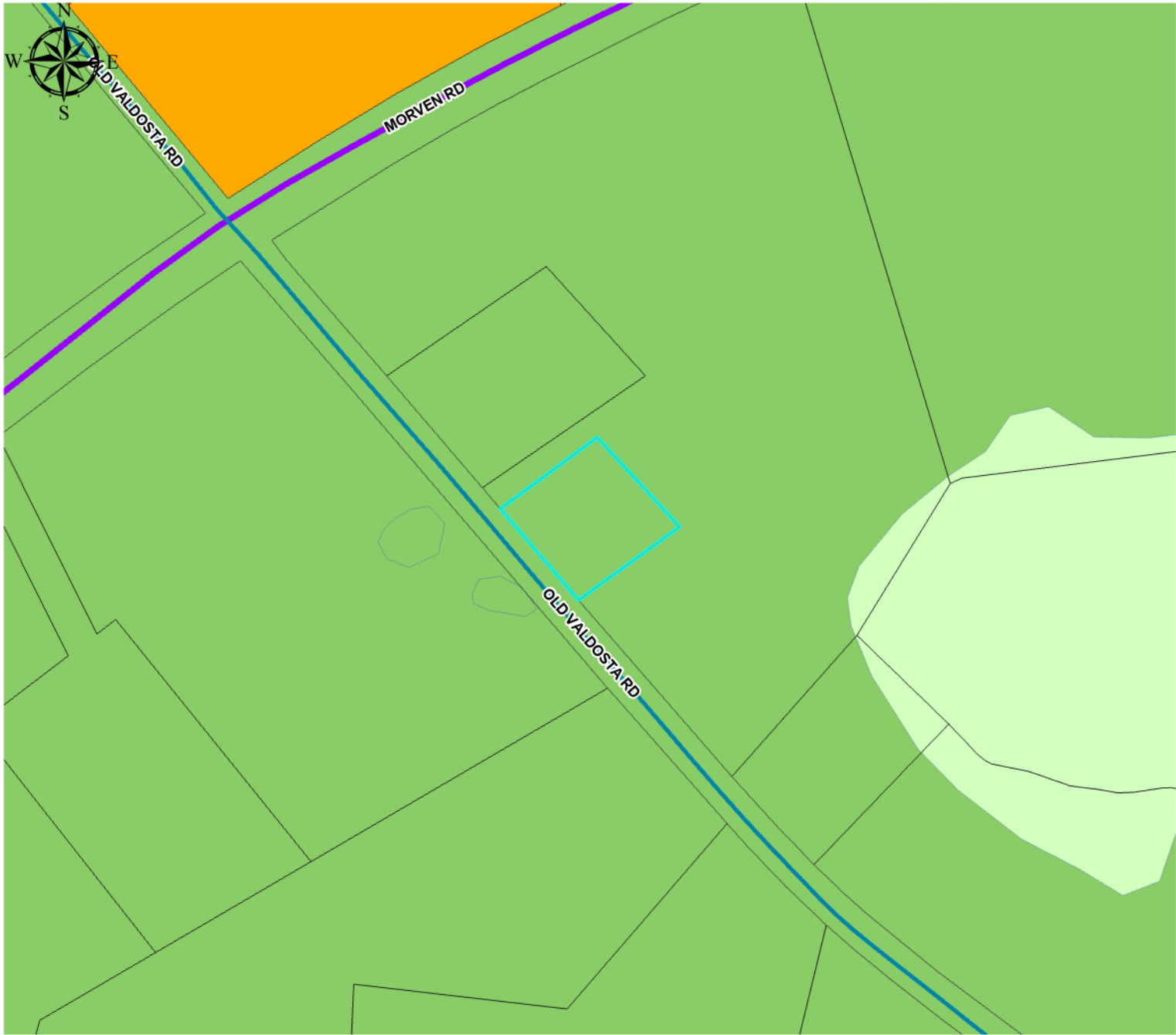
Zoning Location Map

Bullard Property Rezoning Request

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



Bullard Property
Rezoning Request



Roads

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

Bullard Property
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

