

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.

There being no questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Bryttanee Howard, Applicant – 5200 Calvin Circle

Ms. Howard explained that the property had been gifted to her by her father and she would like to put her residence there.

Commissioner Rountree asked if other family members currently reside on the property to which Ms. Howard stated they do.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Hightower to recommend approval of the request as presented by staff. Commissioner Webb second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #5

REZ-2026-02 Bullard Property, 7270 Old Valdosta Road, 0027 019a, ~1.0 acre
Current Zoning: E-A (Estate Agricultural)
Proposed Zoning: R-1 (Low Density Residential)

Mr. Dillard presented the case in which the applicant is requesting 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.