

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-15

DATE OF MEETING: July 27, 2026

BUDGET IMPACT: N/A

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2026-15 Mardun Ventures, LLC
6434 Lake Alapaha Blvd., ~10.7 ac,
R-21 to E-A, County Water & Septic

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-21 (Medium Density Residential) zoning to E-A (Estate Agricultural) in order to use the property for silviculture operations. The subject property possesses road frontage on Lake Alapaha Blvd., a County maintained Collector road, is within the Urban Service and Suburban Character Areas, and does contain wetlands.

Neighboring properties to the North, South, and East are currently zoned R-21 and part of the Lake Alapaha and Hidden Cove neighborhood, while parcels to the West and Northwest are zoned E-A abutting the subdivision. Staff reviewed the Land Use Chart¹ in Chapter 2 of the ULDC, and recommends R-A (Residential Agricultural) zoning instead, as a buffer between the newly created and developed residential lots along Lake Alapaha Blvd and the permitted uses in E-A zoning.

While a majority of the uses are allowed in both E-A and R-A districts, R-A zoning typically requires supplemental standards, such as access requirements, increased setbacks, and additional buffering compared to E-A's more permissible 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, lot sizes, and zoning patterns, the availability of County Water, the viability of septic drain fields, the potential environmental impacts, and therefore recommends approval of R-A zoning, with the following conditions:

1. Stables and Livestock, Chicken Coops, Kennels, and Cemeteries shall not be allowed
2. Compliance with any recorded Lake Alapaha/Hidden Cove HOA Covenants and Restrictions shall apply

OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

¹ See attached Land Use excerpt