

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

E-A, Estate Agricultural District (5 acre). This district is intended to provide for agricultural activities, including those related to crops, livestock, and timber, protected from the effects of suburban residential development. Single-family homes, and specified accessory structures and uses are permissible.

R-A, Residential Agricultural District (2.5 acre). This district is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban and urban land.

R-21, Medium Density Residential (21,780 square feet). This district is intended to provide for single-family residential dwellings on individual lots at a moderate density of development, consistent with the use of either county or private water systems or county or private sewerage disposal systems or both. The use of on-site septic systems may be permissible.

Zoning Districts:						
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	E-A	R-A	CON	R-1	R-21	R-10
Land Uses:						
Single-family (See Also Section 4.01.03 and 9.01.01(C))	P	P		P	P	P
Two-family or Duplex (See Also Section 4.01.03)					P	P
Manufactured homes (See Also Section 4.01.03 and 9.01.01(C))	P	P		P	P	P
Family Personal Care Homes (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S		S	S	S
Group Personal Care Homes (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S		S		
Agricultural and Farm Operations (For an “S” See Also Section 4.03.02)	P	S				
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)	P	S				
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)	P	S				
Stables and Livestock (For an “S” See Also Section 4.03.02)	P	S				

Chicken Coops (For an “S” See Also Section 4.03.01)	P	S		S	S	S
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)	S	S				
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)	S	S				
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)	S					
Bait and Tackle			P			
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S		S		
Cemeteries (For an “S” See Also Section 4.03.06)	S	S				
Child Care Learning Center (For an “S” See Also Section 4.03.08)	S	S		S	S	
Family Child Care Learning Home (For an “S” See Also Section 4.03.08)	P	P		P	P	P
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)	P	S				
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)			S	S	S	S
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S		S			
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P	P	P

Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)	S	S	S			
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)	S		S			
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S		S	S	S
Private K-12 Schools (For an “S” See Also Section 4.03.24)	S	S		S	S	S
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	S	S		S	S	S

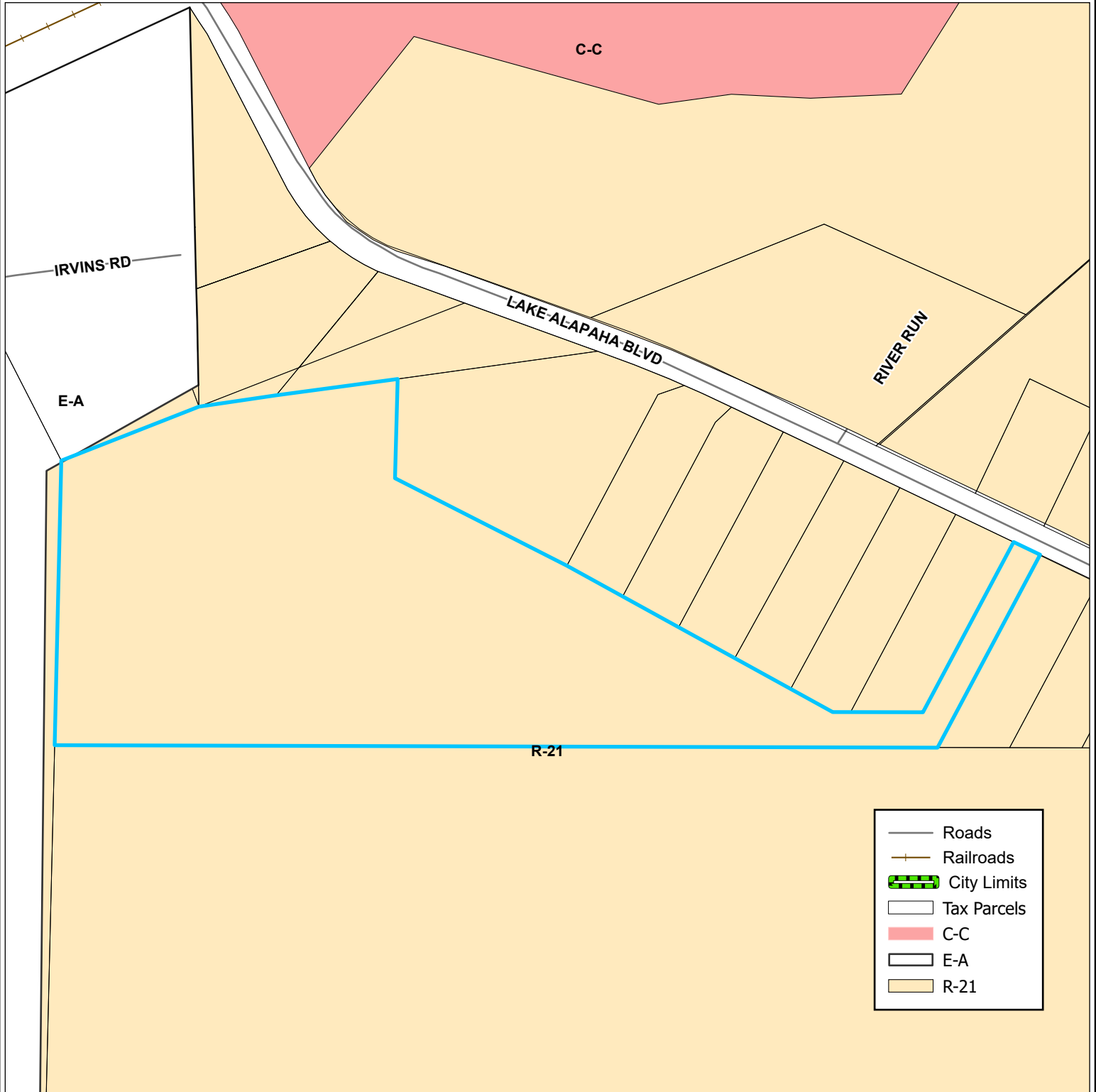
To whom it may concern:

I am requesting a change of zoning on the attached property that consist of 10.72 acres. The property is currently being used as a tree farm for planted pines that were planted in the winter of 2025. The current zoning is R-21 zoning and I wish to change the zoning to E-A zoning to better fit my current and future use of the property.

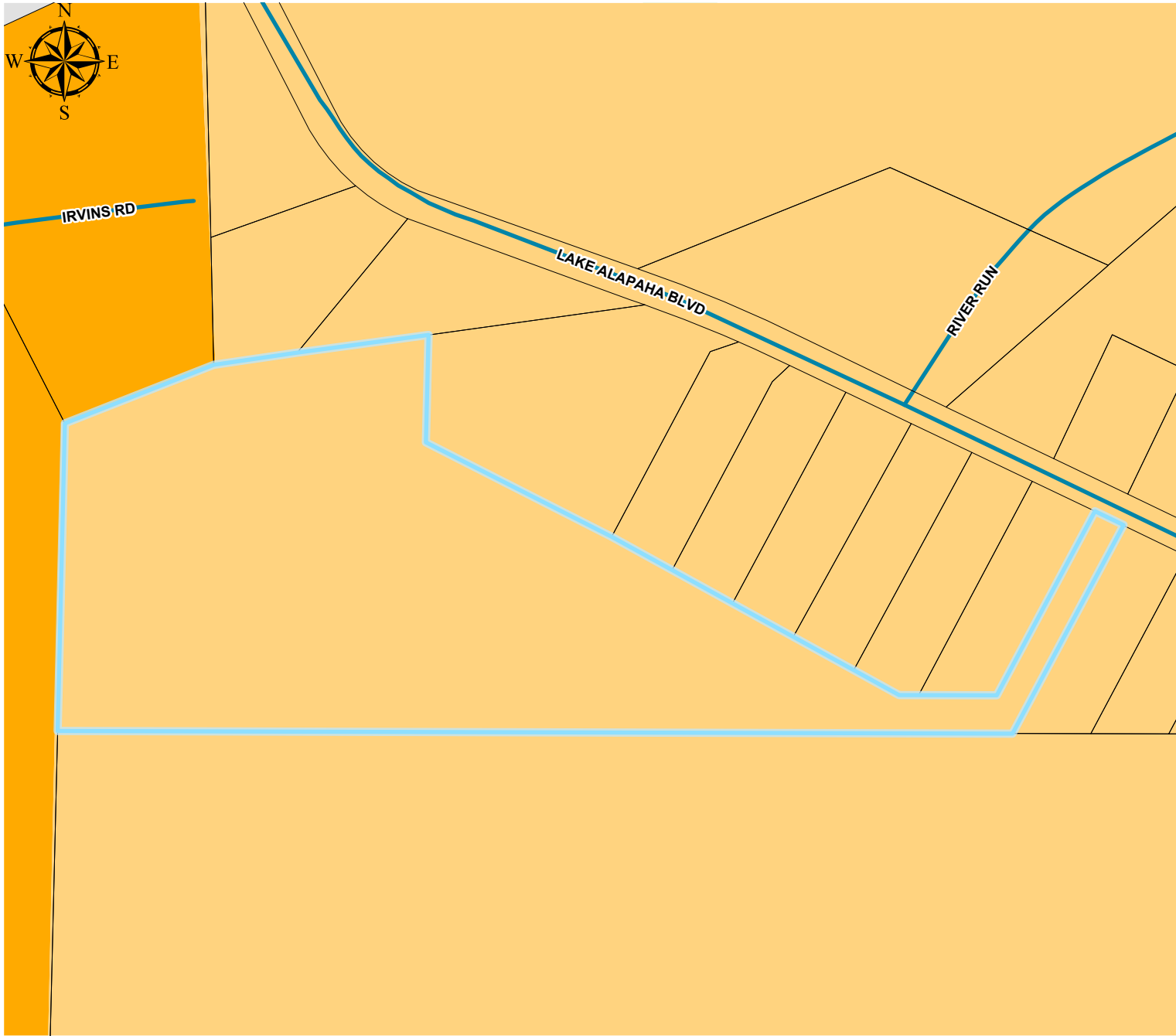
Michael Jones
Managing Member Mardun Ventures, LLC.

**Mardun Ventures
Rezoning Request**

**CURRENT ZONING : R - 21
PROPOSED ZONING : E - A**



Mardun Ventures
Rezoning Request



0 70 140 280
US Feet



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

Roads

Functional Classification

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

- Parcels
- City Limits
- Agriculture / Forestry
- Rural Residential
- Suburban Area
- Transportation/
Communication/Utilities

Mardun Ventures
Rezoning Request

- Tax Parcels
- Roads
- City Limits
- Wetlands
- Drastic

