

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-17

DATE OF MEETING: August 31, 2026

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON:

REZ-2026-17 Southern Kismet Properties
3622 & 3624 Old State Road., ~5.0 ac,
E-A to R-1 & R-A, Well & Septic

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

HISTORY, FACTS AND ISSUES:

This request proposes a zoning change for the subject property from E-A (Estate Agricultural) to R-1 (Low Density Residential) and R-A (Residential Agricultural) to facilitate subdivision of the property into lots that conform to the applicable requirements of the local zoning ordinance. The subject property possesses road frontage on Old State Road., a County maintained Local road, is within the Rural Service and Agricultural Character Areas, and does not contain wetlands.

Neighboring properties are currently zoned E-A, R-A, and R-1, with many parcels in legal non-conforming status based on their lot size, or others that were created under the Family Ties provisions.

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, viability of individual wells and septic drain fields, the potential environmental impacts, and therefore recommends approval of R-1 and R-A zoning as depicted on the survey by Stan Folsom dated July 29, 2026.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____