

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 ☒ 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 ☒
Work Session ☒
Recommendation ☒
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: _____



21 July 2026

Lowndes County Board of Commissioners
327 North Ashley Street
Valdosta GA 31601

Stan Folsom, GA RLS #2284
1309 Edgewood Drive
Valdosta GA 31601
Office: (229) 244-2920
folsom22@bellsouth.net

Re: Re-zoning of 5.0 Acres, Tax Parcel 0184 051B

Dear Commissioners;

On behalf of the property owner, Southern Kismet Properties LLC, Folsom Surveying LLC submits this letter of intent to rezone 5.0 Acres of land from E-A (Estate Agricultural) to **R-1, Low Density Residential (1 acre)**. This district is intended to provide for single-family residential dwellings on individual lots at a low density of development, consistent with the use of private wells and septic tanks.

1. This area has multiple existing residential developments. R-1 Zoning would be consistent with the size of nearby existing residential uses parcels.
2. Tax Parcel 0184 051B has 2 residences on 1 tax parcel. Rezoning to R-1 and approving the proposed division will result in a 1 parcel/1 residence ratio, as preferred by Lowndes County.
3. The size of Lot 1 was dictated by the location of the septic drainfield for Lot 2 (shown on the proposed division plat).

In summary, I feel that the proposed R-1 Zoning is appropriate for this property, and consistent with nearby parcels.

Thank you for your consideration.

Sincerely;

Stan Folsom, GA RLS #2284

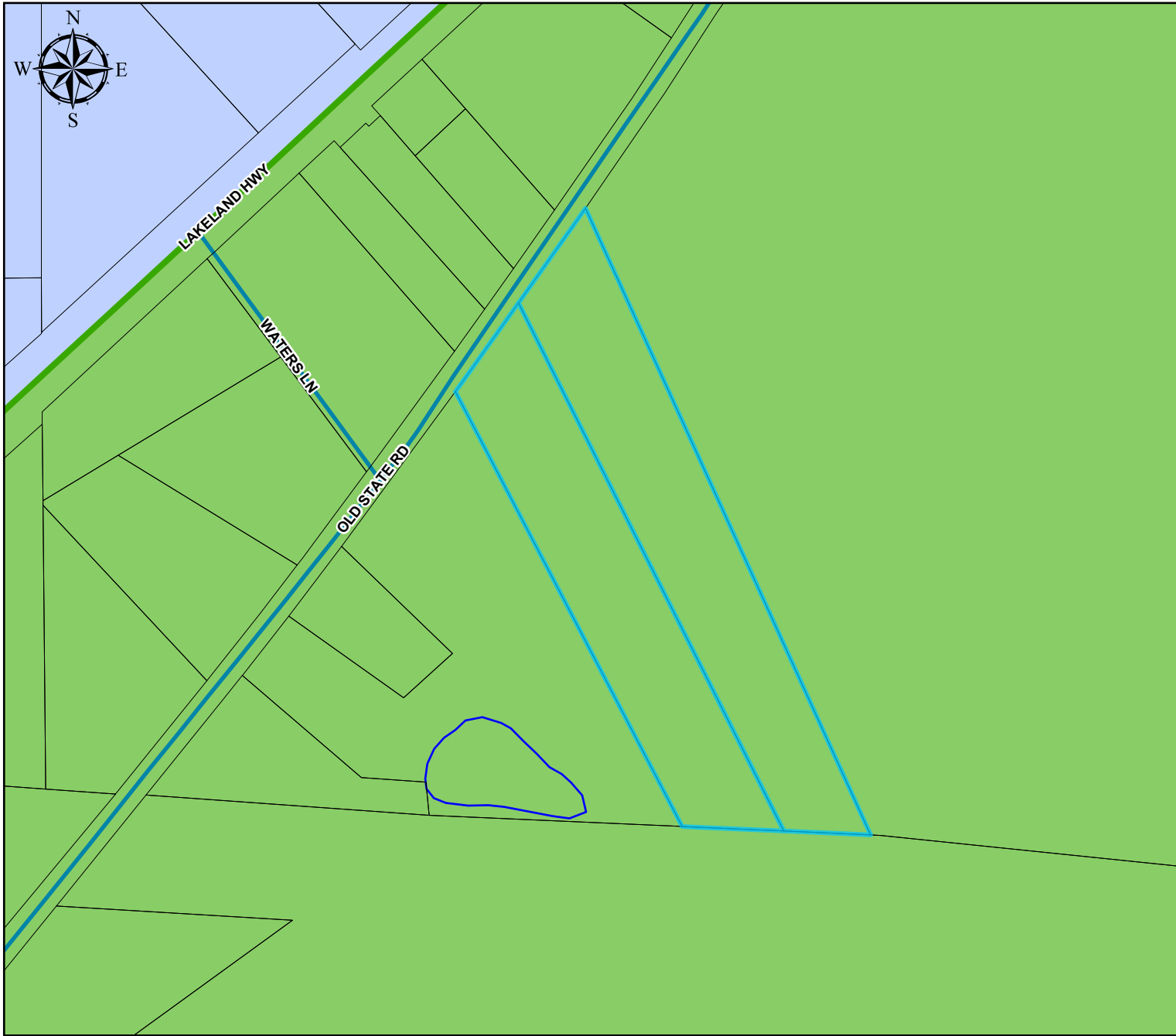
Folsom Surveying LLC – Land Surveying & Related Professional Services
1309 Edgewood Drive – Valdosta, GA 31601
Stan Folsom RLS #2284
Office Phone
229-244-2920
folsom22@bellsouth.net

**Southern Kismet Properties
LLC**

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



Southern Kismet Properties LLC
Rezoning Request



0 100 200 400
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
 - Open Water
 - Agriculture / Forestry
 - Moody Activity Zone

Southern Kismet Properties LLC
Rezoning Request

- Tax Parcels
- Roads
- City Limits
- Open Water
- Wetlands
- Hydrology
- Drastic

