

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-11

DATE OF MEETING: June 30, 2025

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON: REZ-2025-11 LCA Property, ~719ac, Coleman Road North  
C-C, R-1, and CON to M-1 and CON

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

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from C-C (Crossroads Commercial), R-1 (Low Density Residential) and CON (Conservation District) to M-1 (Light Manufacturing) and CON (Conservation District). The general motivation in this case is for the subject property to be developed into a large warehouse type campus.

Proposed access for the subject property is along Coleman Road, a paved County Collector Road. The property is also split by the Norfolk Southern Railroad. The Comprehensive Plan Future Development Map depicts the subject property within the Urban Service Area, with Tract 1 depicted as an Industrial Activity Center Character Area, and Tract 2 mixed between Community Activity Center, Recreation and Conservation, Suburban, and Transportation and Utilities Character Areas.

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, the environmentally sensitive wetlands and flood plains, the availability of County Utilities, the potential scale of the proposed development, the review process for a Development of Regional Impact (DRI<sup>1</sup>), and support of a growing and balanced economy. Therefore, the TRC recommends Approval of the request with the following conditions:

1. There shall be no access to Briarberry Drive and Quail Hollow Circle from the subject property.
2. Should a change in use occur where additional transportation and/or water/sewer infrastructure upgrades are required, the Developer will be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the infrastructure improvements.
3. All lots shall front interior roads.
4. A 200' undisturbed buffer shall be required along the Northern, and Southern property lines abutting current Residential Zoning District boundaries.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties zoned Residentially.
6. Any loudspeakers, paging systems, or electromagnetic interference generated on or by uses of the property shall be designed, installed and used such that they are not discernable at any abutting property line zoned Residentially.
7. Correctional Facilities, Transitional Care Facilities, and Kennels with Outdoor Runs shall not be allowed.

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<sup>1</sup> Developments of Regional Impact (DRIs) are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located.