

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-13

DATE OF MEETING: July 28, 2025

BUDGET IMPACT: N/A

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

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

ACTION REQUESTED ON:

REZ-2025-13 ENCC, LLC  
~1.0, 9353 GA HWY 135 & October Lane,  
E-A to C-C, Well & Septic

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to C-C (Crossroads Commercial) zoning, in order to bring the property into compliance for commercial use. The subject property was previously a part of 9369 HWY 135, and was created by deed in 2017, but has historically been used for various commercial purposes for many years under different owners.

The subject property possesses road frontage on GA HWY 135 and October Lane, a State Major Collector Road and a County maintained local road respectively, is within the Rural Service Area and Agricultural Forestry Character Area, which recommend C-C zoning.

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 and lot sizes, the viability of a Well & Septic system, the historic and proposed use, and therefore recommends approval of the request for C-C zoning with the following conditions:

1. Alcohol Package Stores, Cemeteries, Funeral Homes, Mini-storage, Kennels with Outdoor Runs, and Vehicle Sales shall not be allowed.
2. Any vehicular ingress/egress off of October Lane shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of the section mentioned above.

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference: the minimum buffer area between Commercial and Residential zonings is 30 feet, which may be decreased by 50% and the buffer landscaping decreased by 25% with the installation of a 6' to 8' opaque fence.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: \_\_\_\_\_