

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-03

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: January 26, 2026

Recommendation (x)

BUDGET IMPACT: N/A

Policy/Discussion ( )

Report ( )

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

ACTION REQUESTED ON:

REZ-2026-03 Universal Roofing

~6.0ac 6201 Union Road

E-A to C-G, Well & Septic

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HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a 6.0 acre property from Estate-Agriculture (E-A) zoning to General Commercial (C-G) zoning. The main motivation for the request is to allow for a proposed office and storage facility on the subject property for Universal Roofing. The subject property is largely open, with a large pond centrally located on the property, overtop of a natural gas pipeline and a County Sewer Force main. The subject property possesses road frontage on Union Road, a County maintained Major Collector, with typical traffic flow capacity between 3,000 and 6,000 AADT, and ~460' of visibility from I-75 with a typical traffic flow in excess of 57,600 AADT.

The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and the Rural Residential Character Area. Per Comprehensive Plan guidance C-G zoning is not listed as a recommended zoning within a Rural Residential Character Area. Although Crossroads Commercial (C-C) zoning is more consistent with the Comprehensive Plan Character Area Map, the allowable uses in C-G zoning are more compatible with the nearby existing and proposed residences. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

The following additional factors should also be considered in this case: the nearby existing residences, the allowable uses in C-C vs. C-G zoning, the property's development potential for non-residential development (especially considering its size, shape and wetlands), the proximity and visibility along I-75, the potential for economic development, potential aesthetic improvements, and the possible creation of additional commercial districts along Union Road.

Other concerns identified related to the subject property's location are lighting (Addressed by the ULDC), the aesthetic appearance and construction type, market and feasibility concerns, noise concerns, potential buffers, and the details and scale of the proposed office/business component of the proposed development as it relates to work vehicles and outdoor storage (Restricted by the ULDC).

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 well and septic systems, the potential environmental impacts, and the multiple factors listed above, and therefore recommends approval of the request for C-G zoning with the following conditions: