

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-05

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 23, 2026

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

REZ-2026-05 Cole Davis

~22ac US HWY 84W.

C-H to P-D, County Utilities

---

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on ~22 acres property from Highway Commercial (C-H) zoning to a non-residential Planned Development (P-D) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property fronts US HWY 84, is within the Corridor Overlay, and is bound on the south by railroad tracks.

The property is within the Urban Service Area and Community Activity Character Area per the Comprehensive Plan, which recommends C-H and P-D zonings. Nearby developments are predominantly multi-tenant commercial and industrial operations ranging from 8,000-42,000 buildings, with the Agri Supply Company to the East having the largest footprint at 60,000sf and ~30' in building height. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

In addition to the site plan notes, per Section 4.06.02, Industrial Uses not allowed in C-H Zoning and the Outdoor Storage of materials and equipment are prohibited in P-D zonings. Note 10 on the applicant's site plan requires any outdoor storage of materials to be fully screened from view from adjacent properties and the public right-of-way. Landscaping and Buffering standards shall apply, in addition to any trees planted for mitigation per 4.07.07(H).

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 availability of County Utilities, potential light and noise concerns, the aesthetic appearance and construction type, the allowable uses in C-H zonings, and the details and scale of the proposed development, and therefore recommends approval of the request for P-D zoning per the site plan.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

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