

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-09

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: March 30, 2026

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2026-09 Cameron Place
4554 Bemiss Rd, ~10.2ac,
E-A to P-D & C-G, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from and E-A (Estate Agricultural) zoning to P-D (Planned Development) and C-G (General Commercial) zonings. The general motivation in this case is for the applicant to develop 91-units of townhomes and amenities on ~7.5acres and multiple commercial lots on ~2.5ac. The subject property possesses road frontage on Bemiss Road, a State Highway, and is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area, which recommend P-D and C-G zonings.

For reference, the minimum buffer area between C-G/P-D and R-21/R-A is thirty (30) feet, and includes 4 shade trees and 25 shrubs per 100 linear feet, but may be reduced to fifteen (15) feet with 3 shade trees and 19 shrubs per 100 linear feet with the installation of a 6' to 8' opaque fence. Existing trees, which are four (4) inches DBH or larger, and shrubs may be counted toward meeting the requirements for landscaped buffers, landscaped parking areas, and tree retention.

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, the availability of County Utilities, the Corridor Overlay Standards, and therefore recommends approval of the request for P-D and C-G zoning as depicted on the proposed site plan, and with the following condition:

1. All Commercial Lots on the subject property fronting Bemiss Road may be subdivided in accordance with Table 4.01.01(G), provided that they comply with 4.02.01(C)(2-5) regarding interconnectivity, parking, and signage

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____