

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-11

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-2026-11 Webb Fish Farm & Blackwater Development
4130 Old Bemiss Rd, ~4.8ac,
R-1 & R-10 to C-G, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from R-1 (Low Density Residential) and R-10 (Suburban Density Residential) zoning to C-G (General Commercial) zonings. The general motivation in this case is for the applicant to repurpose the old Webb Fish Farm buildings and allow for new commercial opportunities on ~4.8ac. The subject property possesses limited access via a crossing of the Cater Parrot Rail Network onto Old Bemiss Road, a County maintained local road, though new local roads and access points are proposed onto Bemiss Knights Academy Road. The property is within the Urban Service Area, and Suburban Character Area, which recommends C-G zoning.

This property has historically been agricultural in nature and use, until 2006 when the County changed it to R-1. The Webb Family chose to rezone the majority of the land to E-A (Estate Agricultural) per REZ-2006-25, though the ~5acres encompassing the fish farm buildings was excluded, and has remained R-1 since. In 2015, an eastern portion of the property was rezoned to R-10 as part of Knights Landing Subdivision, Phase 1, then again in 2018 for Phase 2, and again in 2021 for Phase 3 and beyond.

For reference, the minimum buffer area between C-G and R-10 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. Supplemental Standards for certain uses in C-G may increase the minimum buffering requirements at the time of development.

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 current and proposed access, and therefore recommends approval of the request for C-G zoning with the following conditions:

1. No Alcohol Package Stores, Cemeteries, Clubs, Lodges, Meeting or Event Facilities, Car Washes, Gas Stations, Hotels, Motels, or Vehicle Sales Lots, shall be allowed; and
2. Any vehicular ingress/egress off of Old Bemiss Road shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, railroad crossing improvements, and construction costs for the paving of the section mentioned above.