

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-12

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: April 27, 2026

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

REZ-2026-12 McBurrough

4909 Bemiss Rd, ~2.4ac,

R-21& R-1 to C-G, County Utilities

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from R-21 (Medium Density Residential) and R-1 (Low Density Residential) zoning to C-G (General Commercial) zoning to develop a child care learning facility. 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 C-G zonings.

Adjoining properties are currently owned and operated as religious facilities, parsonages, or single-family homes, while new developments just beyond are for higher density residential and commercial.

For reference, the minimum buffer area between C-G and E-A/R-A/R-1 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. Supplemental Standards for certain uses in C-G may also 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 Corridor Overlay Standards, and therefore recommends approval of the request for C-G zoning with the following Condition:

1. No Alcohol Package Stores, Clubs, Lodges, Meeting or Event Facilities shall be allowed

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

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