

Mr. Alderman thanked Lowndes County for their thoroughness working with this rezoning matter and stated that in detail that the fish farm has been vacant for several years and considered dilapidated. He explained that this rezoning and purchase will remedy current matters, the property will be put to use, and that he supports the zoning change.

No further questions for Mr. Alderman.

No one spoke in opposition.

Questions for staff included clarification of the conditions. Confirmed both, condition one and revised condition two.

There being no further questions for staff, Chairman Miller closed the public hearing.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Willis to recommend approval of one and revised condition two. Commissioner Graham second. All voted in favor, no one opposed (10-0). Motion carried.

Agenda Item #5

REZ-2026-12 4909 Bemiss Rd, ~2.4ac
Current Zoning: R-21 (Medium Density Residential) and R-1 (Low Density Residential)
Proposed Zoning: C-G (General Commercial)

Mr. Dillard presented the case in which the applicant is requesting 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 zoning.

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