

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-13

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: May 26, 2026

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2026-13 Touchton Lake Park
Cannon Dr., Park Dr., & US Hwy 41 S, ~1.4 ac,
C-H to R-10, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from C-H (Highway Commercial) zoning to R-10 (Suburban Density Residential). The general motivation in this case is for the applicant to develop homesites. The subject properties possess road frontage on US Hwy 41 S, a State Highway, Park Drive and Cannon Drive, both local County roads. The property is within the Urban Service Area and Community Activity Center Character Areas, and within a groundwater recharge area, but there are no wetlands on the property.

Neighboring properties to the North and East are currently zoned R-10 as part of the Land-O-Pines Subdivision, and the Lowndes County Fire Rescue Station at Twin Lakes is planned for the property to the South.

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 potential environmental impacts, and therefore recommends approval of the request for R-10 zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____