

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-14

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

DATE OF MEETING: June 29, 2026

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON: REZ-2026-14 Ray Colding, Lake Park
6808 Wisenbaker Rd., ~8.5 ac,
M-1 and R-A to M-2, County Water & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from M-1 (Light Manufacturing) and R-A (Residential Agricultural) zoning to M-2 (Heavy Manufacturing) in order to unify the zoning to allow for a saw mill operation and related services. The subject property possesses road frontage on Lake Park Bellville/S Main St., a Major Collector, and Wisenbaker Road, a local County maintained road. The property is within the Urban Service and Rural Residential Character Areas, and within a groundwater recharge area, but there are no wetlands on the property.

Neighboring properties to the North, South, East and West are currently zoned M-1, while R-1 (Low Density Residential) parcels begin toward the Northeast along Wisenbaker Road.

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 Water, the viability of septic drain fields, the potential environmental impacts, and therefore recommends approval of the request for M-2 zoning with the following conditions:

1. Any proposed commercial/industrial entrances off of Wisenbaker Road will require the developer to pave Wisenbaker Road from the entrance to South Main Street. The developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities and construction costs for the paving of Wisenbaker Road from the development's easternmost entrance to South Main Street.
2. No Correctional Facilities, Transitional Care Facilities, and Junk and Salvage Yards 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: _____