

C-G zoning is across Madison Hwy, with C-G and C-C zoning approximately 500 feet south along Madison Highway. Mr. Dillard stated there are no wetlands, there is no county sewer available, but there is county water available, if approved. Mr. Dillard showed a proposed site plan. The Comprehensive Plan does show it as a Community Activity Center Corridor Area. 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 and lot sizes, the property's potential for non-residential development (especially considering its size, shape and road frontages), the potential for economic development, potential aesthetic improvements, potential light and noise concerns, the aesthetic appearance and construction type, market and feasibility concerns, and the details and scale of the proposed development, and therefore recommends approval of the request for C-G zoning with the following condition: Any vehicular ingress/egress off of Davis St. 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, and construction costs for the paving of the section mentioned above. The Planning Commission discussed the benefits of commercial zoning and potential buffers before recommending approval with the one condition. Commissioner Wisenbaker made a motion to table this item until the first meeting in May 2026, which is May 12, 2026, seconded by Commissioner Marshall. All voted in favor, no one opposed. Motion carried.

**REZ-2026-05 Cole Davis 84 W, ~22ac US HWY 84W, C-H to P-D, County Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this case represents a change in zoning on an approximately 22 acre property from Highway Commercial (C-H) zoning to a non-residential Planned Development (P-D) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property fronts US HWY 84, is within the Corridor Overlay, and is bound on the south by railroad tracks. The property is within the Urban Service Area and Community Activity Character Area per the Comprehensive Plan, which recommends C-H and P-D zonings. There are no wetlands on this property.

Mr. Dillard reviewed the rough draft site plan and read the notes which the applicant made:

1. Individual buildings may be subdivided into single parcels. Lot configuration will be determined based on actual building footprint constructed.
2. At the time this development is completed, and all lots have been developed, any portions of lots that have not been developed will be converted to common area.
3. Each building shall be connected to Lowndes County Utilities.
4. All internal drive aisles shall include a 24' access easement.
5. 473 parking spaces are depicted. All parking shall be shared. At the completion of development, adequate parking shall be constructed based on the individual building uses and in conformity with section 6.01.03.
6. Development shall conform with section 4.06.00.
7. Site lighting shall be directed away from adjacent properties.