

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2026-09 Cameron Place, 4554 Bemiss Rd, ~10.2ac, E-A  
to P-D & C-G, County Utilities

DATE OF MEETING: April 14, 2026

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2026-09 Cameron Place, 4554 Bemiss Rd, ~10.2ac,  
E-A to P-D & C-G, County Utilities

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from E-A (Estate Agricultural) zoning to P-D (Planned Development) and C-G (General Commercial) zonings. The general motivation in this case is for the applicant to develop 91-units of townhomes and amenities on ~7.5 acres and multiple commercial lots on ~2.5ac. 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 P-D and C-G zonings.

For reference, the minimum buffer area between C-G/P-D and R-21/R-A 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.

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 P-D and C-G zoning as depicted on the proposed site plan.

At the Planning Commission meeting, the applicant's representative spoke in support of the request, and no one spoke in opposition. Therefore, the GLPC voted unanimously (10-0) to recommend Approval of the P-D and C-G zoning as depicted on the site plan.

- OPTIONS: 1) Approve  
2) Approve with Conditions  
3) Table  
4) Deny