

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2026-12 McBurrough, 4909 Bemiss Rd., ~2.4ac, R-21 &
R-1 to C-G, County Utilities

DATE OF MEETING: May 12, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

Annual

Capital

N/A

SPLOST

TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2026-12 McBurrough, 4909 Bemiss Rd., ~2.4ac, R-
21 & R-1 to C-G, County Utilities

HISTORY, FACTS AND ISSUES: This request represents 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 zonings.

Adjoining properties are currently owned and operated as religious facilities, parsonages, or single-family homes, while new developments just beyond are zoned 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 Standards, and therefore recommends approval of the request for C-G zoning with the following Condition:

1. No Alcohol Package Stores, Clubs, Lodges, Meeting or Event Facilities shall be allowed.

At the Planning Commission meeting, the applicant's engineer spoke in support and offered to answer any technical questions. No one spoke in opposition, and therefore the GLPC voted unanimously (11-0) to Recommend Approval with the one Condition.