

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

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

DATE OF MEETING: June 9, 2026

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2026-13 Touchton Lake Park, ~1.4ac, Cannon Dr., Park Dr., US HWY 41 S, C-H to R-10, County Utilities

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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 home sites. 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.

At the Planning Commission meeting, the applicant's attorney spoke in support of the request while no one spoke in opposition, and therefore the Planning Commission recommended approval (6-0-1), with Commissioner Touchton recusing himself.

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

RECOMMENDED ACTION: Approve