

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

DATE OF MEETING: July 14, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- () Annual
- () Capital
- (X) N/A
- () SPLOST
- () TSPLOST

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

At the Planning Commission, the applicant provided additional details about the history of the property and future plans, and confirmed that the Georgia Department of Transportation (GDOT) provided two entrances to the property so that commercial access from Wisenbaker Road would not be needed. Hearing no opposition, the GLPC motioned to recommend Approval with Conditions, (9-0).