

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-11 Langdale Capital Assets, Coleman Road, ~719
ac, C-C, R-1, & CON, to M-1 & CON, County Utilities

DATE OF MEETING: July 8, 2025

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-11 Langdale Capital Assets, Coleman Road,
~719 ac, C-C, R-1, & CON, to M-1 & CON, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from C-C (Crossroads Commercial), R-1 (Low Density Residential) and CON (Conservation District) to M-1 (Light Manufacturing) and CON (Conservation District). The general motivation in this case is for the subject property to be developed into a large warehouse type campus.

Proposed access for the subject property is along Coleman Road, a paved County Collector Road. The property is also split by the Norfolk Southern Railroad. The Comprehensive Plan Future Development Map depicts the subject property within the Urban Service Area, with Tract 1 depicted as an Industrial Activity Center Character Area, and Tract 2 mixed between Community Activity Center, Recreation and Conservation, Suburban, and Transportation and Utilities Character Areas.

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, the environmentally sensitive wetlands and flood plains, the availability of County Utilities, the potential scale of the proposed development, the review process for a Development of Regional Impact (DRI^{[1](#)}), and support of a growing and balanced economy. Therefore, the TRC recommends Approval of the request with the following conditions:

1. There shall be no access to Briarberry Drive and Quail Hollow Circle from the subject property.
2. Should a change in use occur where additional transportation and/or water/sewer infrastructure upgrades are required, the Developer will be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the infrastructure improvements.
3. All lots shall front interior roads.
4. A 200' undisturbed buffer shall be required along the Northern and Southern property lines abutting current Residential Zoning District boundaries.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties zoned Residentially.

6. Any loudspeakers, paging systems, or electromagnetic interference generated on or by uses of the property shall be designed, installed and used such that they are not discernable at any abutting property line zoned Residentially.
7. Correctional Facilities, Transitional Care Facilities, and Kennels with Outdoor Runs shall not be allowed.

At the GLPC meeting, the applicant spoke in support of the request, stating that they do not intend to bring any harm or incompatibility to the adjoining residences, and were in agreement with the Staff's recommended conditions. Several neighbors spoke in opposition to the request, citing concerns about environmental impacts, the proposed buffers, additional traffic on Coleman Road and North Valdosta Road, and the possibility of hazardous material storage and pollutants. The GLPC followed the public hearing with additional questions to Staff about the allowable uses in M-1, the timelines for studies to address the environmental and engineering concerns, and clarified that a use not allowed in M-1 would require another public hearing cycle and Board approval. Ultimately, this led to a recommendation of Approval with the seven (7) Staff Conditions by a split vote of (4-3).

[\[1\]](#) Developments of Regional Impact (DRIs) are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located.

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: