

**NOTICE
OF DECISION**

Date of Notice: 07-09-2025

Application Type: Rezoning Case # REZ-2025-11

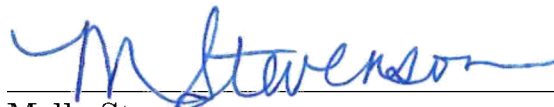
Site Location: Coleman Road

Map and Parcel Number: a portion of 0055 021

Project Name: Langdale Capital Assets

The Lowndes County Board of Commissioners heard REZ-2025-11 on July 8, 2025, and **APPROVED** the request by a vote of three to zero (3-0) to rezone ~719 acres from its current C-C (Crossroads Commercial) and CON (Conservation District) zoning classification to M-1 (Light Manufacturing) and CON (Conservation District) zoning classification with the following seven (7) 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.



Molly Stevenson
Planning Analyst

Actions by the Board of Commissioners are subject to appeal through the Superior Court. Therefore, actions by the Board of Commissioners are not final until thirty (30) days after the date that such actions are recorded.