

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2026-03 Villanueva Property, 6201 Union Rd, 6ac, E-A
to C-G, Well & Septic

DATE OF MEETING: February 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2026-03 Villanueva Property, 6201 Union Rd, 6ac,
E-A to C-G, Well & Septic

HISTORY, FACTS AND ISSUES: This case represents a change in zoning on a 6.0 acre property from Estate-Agriculture (E-A) zoning to General Commercial (C-G) zoning. The main motivation for the request is to allow for a proposed office and storage facility on the subject property for Universal Roofing. The subject property is largely open, with a large pond centrally located on the property, over top of a natural gas pipeline and a County Sewer Forcemain. The subject property possesses road frontage on Union Road, a County Maintained Major Collector, with typical traffic flow capacity between 3,000 and 6,000 AADT, and ~460' of visibility from I-75 with a typical traffic flow in excess of 57,600 AADT.

The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and the Rural Residential Character Area. Per Comprehensive Plan guidance, C-G zoning is not listed as a recommended zoning within a Rural Residential Character Area. Although Crossroads Commercial (C-C) zoning is more consistent with the Comprehensive Plan Character Area Map, the allowable uses in C-G zoning are more compatible with the nearby existing and proposed residences. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

The following additional factors should also be considered in this case: the nearby existing residences, the allowable uses in C-C vs. C-G zoning, the property's development potential for non-residential development (especially considering its size, shape and wetlands), the proximity and visibility along I-75, the potential for economic development, potential aesthetic improvements, and the possible creation of additional commercial districts along Union Road.

Other concerns identified related to the subject property's location are lighting (addressed by the ULDC), the aesthetic appearance and construction type, market and feasibility concerns, noise concerns, potential buffers, and the details and scale of the proposed office/business component of the proposed development as it relates to work vehicles and outdoor storage (Restricted by the ULDC).

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 and lot sizes, the

viability of well and septic systems, the potential environmental impacts, and the multiple factors listed above, and therefore recommends approval of the request for C-G zoning with the following conditions:

1. A minimum 10' buffer shall be required along the eastern edge of the property along Union Rd. Breaks in the buffer to allow for ingress/egress along Union Rd are allowed. The construction of the buffer is allowed to be done concurrent with development of the property. All other buffer standards shall be governed by the Landscaping, Buffers, and Tree Protection Sections of the ULDC (4.07.00) e.g. types and amount of landscaping, the ability to utilize existing vegetation, maintenance, etc.
2. No clubs, lodges, meeting or event facilities, alcohol package stores, or gasoline stations (with or without a convenience store) are allowed on the subject property.

At the Planning Commission meeting, no one spoke in support or opposition of the request. The Planning Commission then mainly discussed Condition 1 in its relation to the surrounding area, and ultimately recommended unanimous approval of the request, with a modification to the proposed condition as follows:

1. A minimum 10' buffer shall be required along the eastern edge of the property along Union Rd. Breaks in the buffer to allow for ingress/egress along Union Rd are allowed. The construction of the buffer is allowed to be done concurrent with development of the property. The existing fence along the western property line abutting I-75, shall be consistent with the color, materials, and design of buildings in the surrounding area. All other buffer standards shall be governed by the Landscaping, Buffers, and Tree Protection Sections of the ULDC (4.07.00)
2. No clubs, lodges, meeting or event facilities, alcohol package stores, or gasoline stations (with or without a convenience store) are allowed on the subject property.

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

RECOMMENDED ACTION: Board's Pleasure
Option 2

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: