

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-02 Hamilton Green Ph. 2, 4618 Bemiss Rd,  
1.12ac, C-G to P-D, County Utilities

DATE OF MEETING: February 11, 2025

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-02 Hamilton Green Ph. 2, 4618 Bemiss Rd,  
1.12ac, C-G to P-D, County Utilities

---

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from C-G (General Commercial) and P-D (Planned Development) zoning to P-D zoning. The general motivation in this case is for the applicant to develop an additional 12-units of townhomes and amenities for the Hamilton Green neighborhood. The subject property possesses road frontage on Bemiss Road, a State Highway, is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area, which recommend P-D zoning.

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 use, lot sizes, and zoning pattern, the availability of County utilities, the existing approved site plan and therefore recommends approval of the request for P-D zoning as depicted on the proposed site plan.

At the GLPC meeting, the applicant's engineer spoke in favor of the request, while no one spoke in opposition. Therefore, the GLPC voted unanimously (9-0) to recommend approval.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: