

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-14 Dinkins, 6533 Lake Alapaha Blvd, 1.0ac, C-C to R-21, County Water & Septic

DATE OF MEETING: September 9, 2025

Work  
Session/Regular  
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-14 Dinkins, 6533 Lake Alapaha Blvd, 1.0ac, C-C to R-21, County Water & Septic

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning of the subject property from C-C (Crossroads Commercial) zoning to R-21 (Medium Density Residential) zoning. The general motivation in this case is for the applicant to develop the property residentially. The subject property possesses road frontage on Lake Alapaha Blvd, a locally maintained County Road, is within the Urban Service Area and Suburban Character Area, which recommend R-21 zoning.

Historically, the property has been zoned C-N (Neighborhood Commercial) since its conception in the late 1980s.

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 availability of County water, the viability of septic systems, and the changing conditions within the neighborhood, and therefore recommends approval of the request for R-21 zoning.

At the Planning Commission, the applicant spoke in favor of the request, and no one spoke in opposition, therefore the GLPC recommended unanimous approval (7-0).

- 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: