

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-15 Stewart Circle ~13.6ac, 3923, 4025 & 4051
Stewart Circle, C-C & R-1 to C-H, County Utilities

DATE OF MEETING: October 14, 2025

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-15 Stewart Circle ~13.6ac, 3923, 4025 & 4051
Stewart Circle, C-C & R-1 to C-H, 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) to C-H (Highway Commercial) zoning, in order to unify the zoning for the property to be developed with a mixture of commercial uses.

In 2004, a 3-acre portion was rezoned to R-1 for development of a single-family dwelling, while the remainder of the property remained Agriculture Use (A-U) and Neighborhood Commercial (C-N), before changing to R-1 and C-C in 2006 with the adoption of the ULDC. Code Enforcement has had issues with previous owners regarding junk vehicles, illegal dumping, property maintenance, and tree removal permitting, however, the current property owners are aware and have mitigated the issues while working through the proper development processes.

The subject property is within the Urban Service Area and US 41 Corridor Overlay, and Community Activity Center and Institutional Activity Center Character Areas, which recommend C-H zoning. Primary access is off Stewart Circle, and there are existing drives and proposed easements connecting to the Val North Commercial complex. There is a large, ~5.6ac wetland area centrally located on the property, which will require additional engineering design and environmental assessment once development begins.

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 Utilities, the potential environmental impacts, and the ability to properly apply the standards of the ULDC, and therefore recommends approval of the request for C-H zoning.

At the Planning Commission meeting, the applicant spoke in support of the request and no one spoke against it, therefore the GLPC recommended unanimous Approval (6-0).

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference: the minimum buffer area between Commercial and