

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-10

DATE OF MEETING: June 30, 2025

BUDGET IMPACT: N/A

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON: REZ-2025-10 Cain Property, ~21ac, 6261 US HWY 41 North
R-21 to PD-R, Well & Septic

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Medium Density Residential (R-21) to a Rural Planned Development (PD-R). The general motivation in this case is for the subject property to be developed into a new RV Park. The conceptual site plan highlighting the requested zoning and proposed uses are attached for consideration.

Proposed access for the subject property is slated to/from US Hwy 41 North, a paved State minor arterial. Concerning the Comprehensive Plan Future Development Map the subject property is within the Rural Service Area and depicted as a Rural Residential Character Area which recommends PD-R. It should also be noted that the subject property is within the Old US 41 North Corridor Road Overlay District.

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 a Public Well & Septic system, the proposed density of the RV Park, the condition of the developers nearby properties (RV Park, MH Park, and MH Subdivision), and support of a growing and balanced economy. There for the TRC recommends Approval of the request per the site plan.

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, but it should be noted for future reference: Future parking and internal drive areas are to be constructed with an approved permeable or pervious pavement material where the material shall be subject to approval by the County Engineer, ULDC regulations for RV Parks and Campgrounds limit the occupancy of individual lots to a maximum of 90 days, and EPD approval for a tourist accommodation site including the well and septic design are required at the time of construction.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

To whom it may concern:

I propose to rezone that property shown as a part of Land Parcel 004/0043 so that it can be developed to provide the highest and best use of the property. The property is located in a Rural Residential area according to the Greater Lowndes Comprehensive Plan. The property is currently zoned R-21 and the proposed zoning of P-D zoning will allow for the development of a privately owned Recreational Vehicle Park and is consistent with other well established uses in the immediate area. The proposed use also meets the objectives as described in Goal 1 Policy 1.1, Goal 5, Policy 5.1 and Goal 7, Policy 7.2.

Sincerely,

Rodney Cain

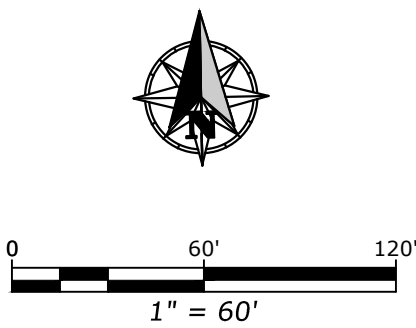
LINE	BEARING	DISTANCE
L1	S 15°05'09" E	235.20'
L2	S 15°12'53" E	250.84'
L3	S 15°23'40" E	159.88'
L4	N 82°43'12" E	420.33'
L5	S 15°21'48" E	410.40'
L6	S 82°37'58" W	116.28'
L7	S 83°12'23" W	102.59'
L8	S 83°13'53" W	102.69'
L9	S 83°10'52" W	596.25'
L10	S 83°11'03" W	249.25'

LOTS 1-9

BACK IN RV SPACES = 42
PULL THRU RV SPACES = 24
TOTAL RV SPACES = 66
TOTAL UNDISTURBED BUFFER = 6.5 ACRES
TOTAL LANDSCAPING BUFFER = 0.8 ACRES
PROJECT AREA = 21.12±



NOTE: LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.
ARROW ENGINEERING & CONSTRUCTION SERVICES DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.



NOTE: EXTERIOR LIGHTING WILL BE SHIELDED TO AVOID DIRECT ILLUMINATION OF ADJACENT PROPERTIES.
NOTE: UNLESS OTHERWISE DEPICTED ON THE SITE PLAN FUTURE DEVELOPMENT STANDARDS FOR THE RESIDENTIAL PROPERTY WILL BE GOVERNED BY LOW DENSITY RESIDENTIAL (R-1) ZONING STANDARDS.
NOTE: THE PRIMARY USE OF THE SUBJECT PROPERTY WILL BE FOR AN RV PARK. UNLESS OTHERWISE DEPICTED ON THE SITE PLAN FUTURE DEVELOPMENT STANDARDS FOR THE RV PARK PROPERTY WILL BE GOVERNED BY ULDC SECTION 4.03.14 AND RESIDENTIAL AGRICULTURAL (R-A) ZONING STANDARDS.

LAYOUT PLAN FOR:
**NEW RV PARK
FOR RODNEY CAIN**
LOCATED IN LL 91 & 94 OF THE 12TH L.D.
LOWNEDES COUNTY, GA

ARROW ENGINEERING
& CONSTRUCTION SERVICES
2621 HWY 84 EAST
VALDOSTA, GA 31606
(232) 255-2110
LSANDERS@ARROWENGINEERINGGROUP.COM



PROJECT: 25010
SHEET
C3.0

DRAWN BY		CNS	DATE	BY	DESCRIPTION
CHECKED BY		HLS			
PROJECT		25010			
CRD FILE					
DATE		6/23/2025			

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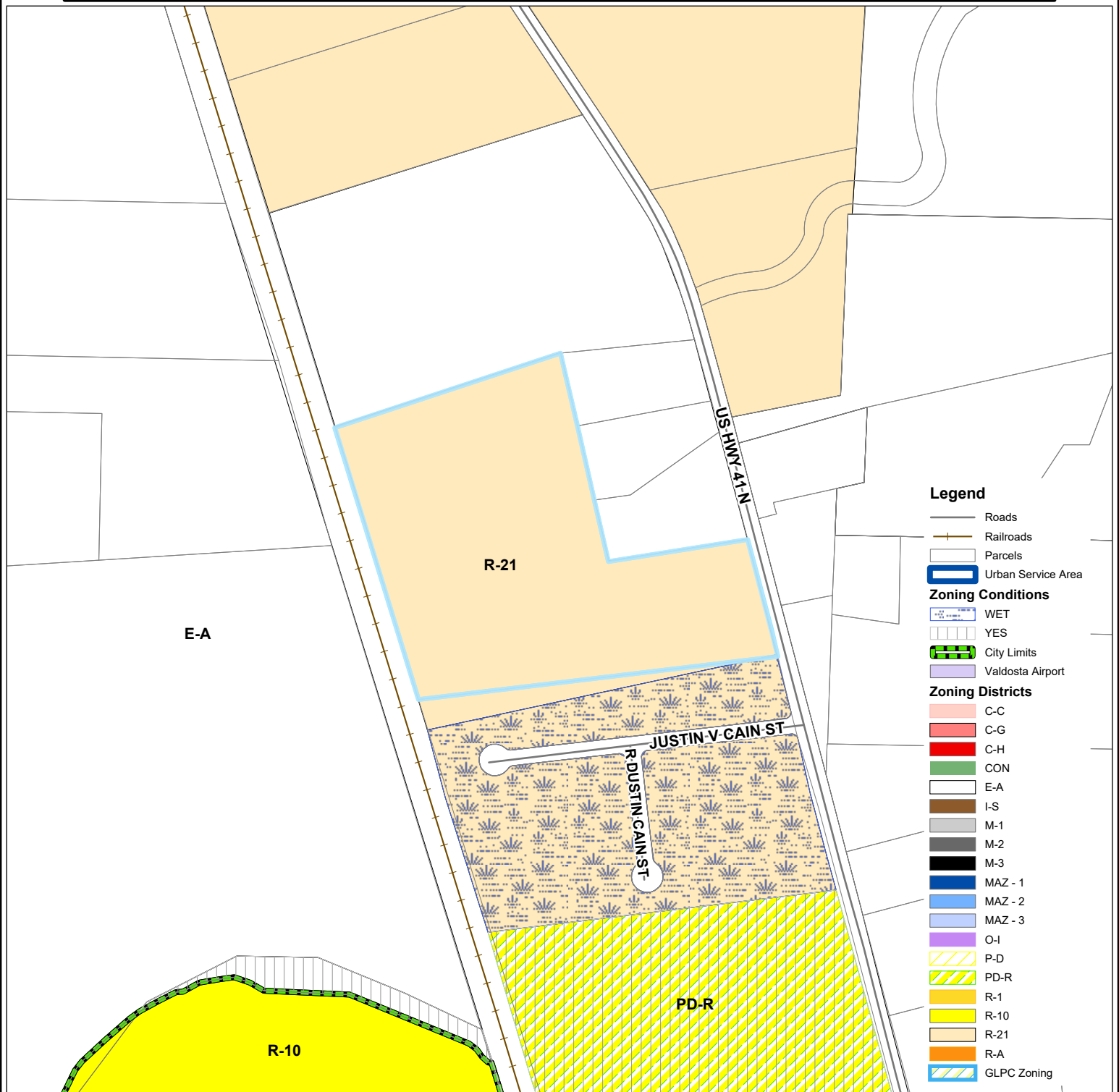
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REZ-2025-10

Zoning Location Map

Cain Property
Rezoning Request

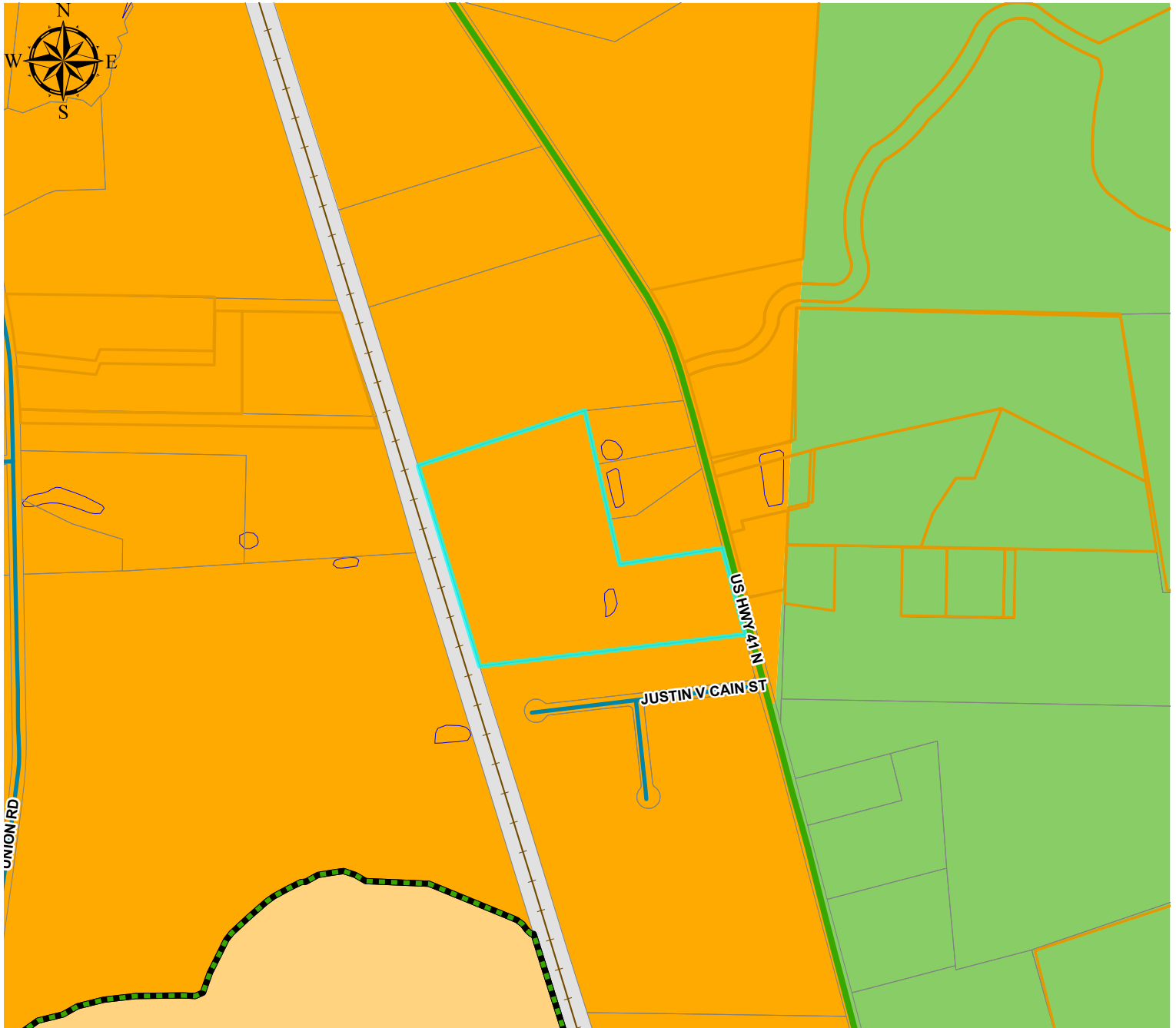
CURRENT ZONING: R - 21
PROPOSED ZONING: PD - R



REZ-2025-10

Future Development Map

Cain Property Rezoning Request



0 250 500 1,000
Feet



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

Legend

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

REZ-2025-10

WRPDO Site Map

Cain Property Rezoning Request

Legend

- | | | |
|--------------------|------------------|---------|
| — Roads | Open Water | portion |
| — Railroads | Valdosta Airport | |
| Park | Wetlands | |
| City Limits | 100 Yr Flood | |
| Crashzone | Hydrology | |
| Crashzone West | Drastic | |
| Urban Service Area | Recharge Areas | |
| | Parcels | |

