

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-10 Cain Property, 6261 US HWY 41 N, ~21ac, R-21  
to PD-R, Well & Septic

DATE OF MEETING: July 8, 2025

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

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

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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. Therefore, 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, 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.

At the Planning Commission Meeting, the applicant's agent spoke in favor of the request, while no one spoke in opposition. The GLPC followed the public hearing with a couple of clarifying questions about the site plan, before ultimately voting 7-0 to recommend Approval of the request per the site plan.