

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, July 7, 2025

COMMISSIONERS PRESENT:

Chairman Bill Slaughter

Commissioner Mark Wisenbaker

Commissioner Demarcus Marshall

Commissioner Michael Smith

Vice Chairperson Joyce Evans and Commissioner Orenstein were not in attendance.

Chairman Slaughter called the meeting to order at 8:30 a.m.

MINUTES

The minutes were presented for the work session of June 23, 2025 and the regular session meeting of June 24, 2025. No revisions to the minutes were requested.

The minutes were presented for the Budget Public Hearing held June 23, 2025. No revisions to the minutes were requested.

The minutes were presented for the special called meeting, for the budget adoption on June 30, 2025. No revisions to the minutes were requested.

PUBLIC HEARING

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

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated 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 on approximately twenty-one (21) acres. The subject property is within the Rural Service Area and depicted as a Rural Residential Character Area with some wetlands on the property. There are approximately 66 RV spaces proposed with a large buffer on the north for the wetland delineation. Staff recommends egress to the existing driveway to the road. The TRC recommends approval of the rezoning request, per the site plan. 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. The Planning Commission recommended approval per the site plan with those safety conditions. Commissioner Smith asked if the 20' buffer was standard, Mr. Dillard answered yes, for R-21.