

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2020-11

DATE OF MEETING: August 31, 2020

Regular Meeting (x)  
Work Session (x)

BUDGET IMPACT:

Recommendation (x)  
Policy/Discussion ( )

FUNDING SOURCE:

Report ( )

( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON:

REZ-2020-11 Bella Mill Plantation  
8450 Ousley Road (0017 096)  
E-A to P-D, Well and Septic, ~15.861 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to P-D (Planned Development) zoning. The general motivation in this case is for the applicant to develop and utilize the property as an Event Facility/Venue, primarily for weddings, family reunions, birthday parties, corporate events, community gatherings, etc. The subject property possesses road frontage on Ousley Road, a Major Collector road<sup>1</sup> and Spain Ferry Road, a local county-maintained road. Concerning the Comprehensive Plan Future Development Map the subject property is in the Rural Service Area and depicted as in a Rural Residential Character Area. Per Comprehensive Plan guidance P-D zoning in this case, is a permitted zoning within a Rural Residential Character Area.

Aspects of this case worthy of consideration include: 1) The nature of the request as it pertains to a rural setting, 2) Current trends of event venues in rural areas, 3) The applicant's proactive planning, and 4) The potential added traffic during events.

The TRC considered the request and is supportive of the following Staff-recommended conditions:

1. The property may be used only for:
  - a. Uses permitted in the Estate Agricultural (E-A) zoning district, and
  - b. An event facility where the operation of an event facility is limited to meetings, retreats, celebrations, and weddings for groups no larger than the fire code allows for the proposed buildings/area. Outdoor performances by bands or ensembles that are accessory to a meeting, retreat, celebration, or wedding shall be allowed. The hours of operation of the event facility shall be limited to 8am to 10pm, including adherence to the Lowndes County Noise Ordinance (Nov. 2011).
2. Unless otherwise noted on the LCBOC approved site plan, the use of the property shall be subject to all standards applicable to properties in the E-A zoning district.
3. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

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<sup>1</sup> Typical traffic flow capacity of a minor collector road is 3000 to 6000 AADT. Per the GDOT Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.  
<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>