

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-01

Regular Meeting (x)

DATE OF MEETING: January 29, 2024

Work Session (x)

Recommendation (x)

BUDGET IMPACT: N/A

Policy/Discussion ()

Report ()

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

ACTION REQUESTED ON:

REZ-2024-01 Gresham Event Venue
8415 Old Valdosta Road (0008 087)
E-A to PD-R, Well and Septic, ~10.3 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to PD-R (Rural Planned Development) zoning. The general motivation in this case is for the applicant to utilize the property as a Club, Lodge, Meeting or Event Facility, primarily for weddings, family reunions, birthday parties, corporate events, community gatherings, etc., with the ability to accommodate overnight guests. The subject property possesses road frontage on Old Valdosta Road and Salem Church Road, a collector and local road respectively, and is within the Rural Service Area and Agricultural/Forestry 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) Surrounding agricultural and clustered residential use of lands.

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

1. Uses permitted in the Estate Agricultural (E-A) zoning district, and
 - a. A club, lodge, meeting or event facility, with overnight accommodations, where the operation of the facility is limited to meetings, retreats, celebrations, and weddings for groups no larger than the fire code allows for the proposed buildings/area¹. Outdoor performances by bands or ensembles that are accessory to a meeting, retreat, celebration, or wedding shall be allowed.
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. The operation of the event facility shall adhere to the Lowndes County Noise Ordinance.
4. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

¹ The following Occupant Loads and Square Footages of other rural event venues are listed below for reference:
Quail Branch – Occupant Load of 296; Total of 11,016 sf
Hallabrook Hill – Occupant Load of 214; Total of 4,812 sf
Fox Hill Plantation – Occupant Load of 250; Total of 5,258 sf
Highgrove Farms – Occupant Load of 467; Total of 5,428 sf (among 4 buildings, highest Occupancy of 250)