

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-08 Hallabrook, 3263 Old Clyattville Rd, ~15.6 acres, R-A to P-D, Well & Septic

DATE OF MEETING: April 12, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-08 Hallabrook, 3263 Old Clyattville Rd, ~15.6 acres, R-A to P-D, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-A (Residential Agricultural) zoning to P-D (Planned Development) zoning. The general motivation in this case is for the applicant to 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 Old Clyattville Road, a major collector, and is within the Urban Service Area and Suburban 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, and 3) Surrounding agricultural use of land.

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 Residential Agricultural (R-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 8 am to 10 pm, 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 R-A zoning district.
3. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

The Planning Commission considered the request at their March meeting and recommend Approval with Conditions as defined above (10-0).

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny