

Rural Zoning Districts

The following rural zoning districts are established:

- B. R-A, **Residential Agricultural District** (2.5 acre). This **district** is intended to preserve the mixed agricultural and **residential** character of land while providing a transition between rural and agricultural land and suburban and urban land.

Residential Zoning Districts

The following residential zoning districts are established:

- B. R-21, Medium **Density Residential** (21,780 square feet). This **district** is intended to provide for single-family **residential dwellings** on individual **lots** at a moderate **density of development**, consistent with the **use** of either county or private water systems or county or private sewerage disposal systems or both. The **use** of **on-site** septic systems may be permissible.

Table of Land Uses

	Zoning Districts:	
P – Permissible		R-A
S – Permissible Subject to Supplemental Standards		R-21
Blank – Prohibited		
Land Uses:		
Residential		
Dwellings		
Single-family (See Also Section 4.01.03 and 9.01.01(C))		
Two-family (See Also Section 4.01.03)	P	P
Manufactured homes (See Also Section 4.01.03 and 9.01.01(C))	P	P
Social Services		
Family Personal Care Homes (4-6 residents) (For an "S" See Also Section 4.03.16)	S	S
Group Personal Care Homes (7-15 residents) (For an "S" See Also Section 4.03.16)	S	
Agricultural and Farm Operations (For an "S" See Also Section 4.03.02)	S	
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an "S" See Also Section 4.03.02)	S	
Commercial Greenhouse and Plant Nurseries (For an "S" See Also Section 4.03.03)	S	
Stables and Livestock (For an "S" See Also Section 4.03.02)	S	
Kennel without Outdoor Run (For an "S" See Also Section 4.03.01)	S	
Kennel with Outdoor Run (For an "S" See Also Section 4.03.01)	S	
Bed and Breakfast Lodging (For an "S" See Also Section 4.03.17)	S	
Cemeteries (For an "S" See Also Section 4.03.06)	S	

*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).
 Bold Lettering Indicates
 Definition Available in Section 1.09.02

Zoning Districts:

P – Permissible
 S – Permissible Subject to Supplemental Standards
 Blank – Prohibited

Home Day Care (7-18 children) (For an "S" See Also Section 4.03.08)

Family Day Care (6 or less children) (For an "S" See Also Section 4.03.08)

Essential Public Services, such as Transmission Lines and Lift Stations

Farmers Market and Outdoor Sales (For an "S" See Also Section 4.03.09)

Golf Course (with or without driving range) (For an "S" See Also Section 4.03.10)

Nature Facilities, Picnic Areas, Parks, and Trails

Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an "S" See Also Section 4.03.23)

Religious Uses and Facilities (For an "S" See Also Section 4.03.15)

Private K-12 Schools (For an "S" See Also Section 4.03.24)

Private Colleges and Universities (For an "S" See Also Section 4.03.07)

	R-A	R-21
Home Day Care (7-18 children) (For an "S" See Also Section 4.03.08)	S	S
Family Day Care (6 or less children) (For an "S" See Also Section 4.03.08)	P	P
Essential Public Services, such as Transmission Lines and Lift Stations	P	P
Farmers Market and Outdoor Sales (For an "S" See Also Section 4.03.09)	S	
Golf Course (with or without driving range) (For an "S" See Also Section 4.03.10)		S
Nature Facilities, Picnic Areas, Parks, and Trails	P	P
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an "S" See Also Section 4.03.23)	S	
Religious Uses and Facilities (For an "S" See Also Section 4.03.15)	S	S
Private K-12 Schools (For an "S" See Also Section 4.03.24)	S	S
Private Colleges and Universities (For an "S" See Also Section 4.03.07)	S	S

*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

Bold Lettering Indicates

Definition Available in Section 1.09.02

April 9, 2019

Joshua Knudson

Lowndes County Board of Commissions

Attn: Zoning Department

327 N. Ashley Street

Valdosta, GA 31601

Dear Commissions,

Our plan for 3435 Bemis Knights Academy RD to rezone approximately 14 acres of R-21 to RA.

The home will be occupied by Rick Knudson/my father and his family. He will also be the managing partner in our business. On the 26 acres south of the home which is the wooded part of the property we plan to open an outdoor airsoft arena Named "Valdosta Airsoft". The arena will be made up of approximately five areas of play that will all be connected. Each area will be made up of semi permanent structures. For example we will make a few structures out of steel shipping containers, others will be made of wood that will have a wood foundation somewhat like a crawlspace just not very far off the ground. Some of our more permanent structures for play will include two – two story houses simulating a cul-de-sac of a neighborhood with houses on either side. These will be built like a horse barn for example. They will not have a foundation. The other areas will utilize natural barriers such as trees or dirt hills. We want to keep the property as untouched as possible that way if we need to go another direction with the property it is not all cleared.

Everything we plan to build will be safe, and professional. We do not plan to do anything that will be aesthetically unappealing. This will help our business, and will be visually pleasing to anyone who may see it. Again, our plan will be to situate play structures away from the field of view of the adjacent properties.

We plan to leave a natural buffer of untouched woods at all property lines to eliminate as much field of view as possible. On the north end adjacent to the neighborhood we plan to have that woods buffer, and netting for extra protection against any projectiles even though the woods should stop any bb's. This net will not go the distance of the property line it will only be on the wooded part of the property so approximately 300 feet. The area in front of the house that is already cleared will not be used in any way for play.

The plan for a shop/office/bathroom space will be a 30x60 steel building. This building will not be used for activities inside. The back of the shop will have windows and will allow for birthday parties, or parents to watch their children play.

The plan for a parking lot will be lime-rock or left as natural grass. It will be approximately an acre. The driveway will be paved.

Lastly we will be open Friday 5-9, Saturday 9-6 Sunday 1-7

Goal 3 – Utilizing local community resources, provide a high quality of life that promotes a safe, healthy, and active lifestyle.

Policy 3.4 – We plan to provide an adequate outdoor venue that is safe and family friendly that promotes an active lifestyle. This venue will also be affordable, and accessible to most members of the community. This venue will also be convenient to the northern communities of Lowndes County.

Policy 3.5 – This activity will benefit as another recreation for girls to be involved with. There are several females around the country that are involved with this activity.

Policy 3.13 – This activity will promote the education of safety when it comes to outdoor activities and firearms. Since Airsoft weapons resemble real firearms it will give people a chance to learn gun safety without having the real firearm in hand.

Goal 4 – We plan to protect and preserve the property and its surroundings

Policy 4.2 – we plan to leave all old growth oak trees and most pines. Our goal is to maintain the natural appearance of the property.

Policy 4.9 – We plan to use as much natural features in our arena to preserve the property as much as possible.

Goal 7: Preserve the community's rich cultural heritage and local character with the many cultural and recreational amenities and events available throughout the community through partnership and collaboration.

Policy 7.3 – This venue will be a high quality location that families can enjoy together. The activity will also promote an active lifestyle among the family and promote the conservation of the natural elements of the property.

Goal 9: Improve and expand public and private infrastructure to meet the existing and future needs of the community.

Policy 9.6 - This activity is lower cost so it should afford lower income families the ability to take part in the activities on a regular basis.

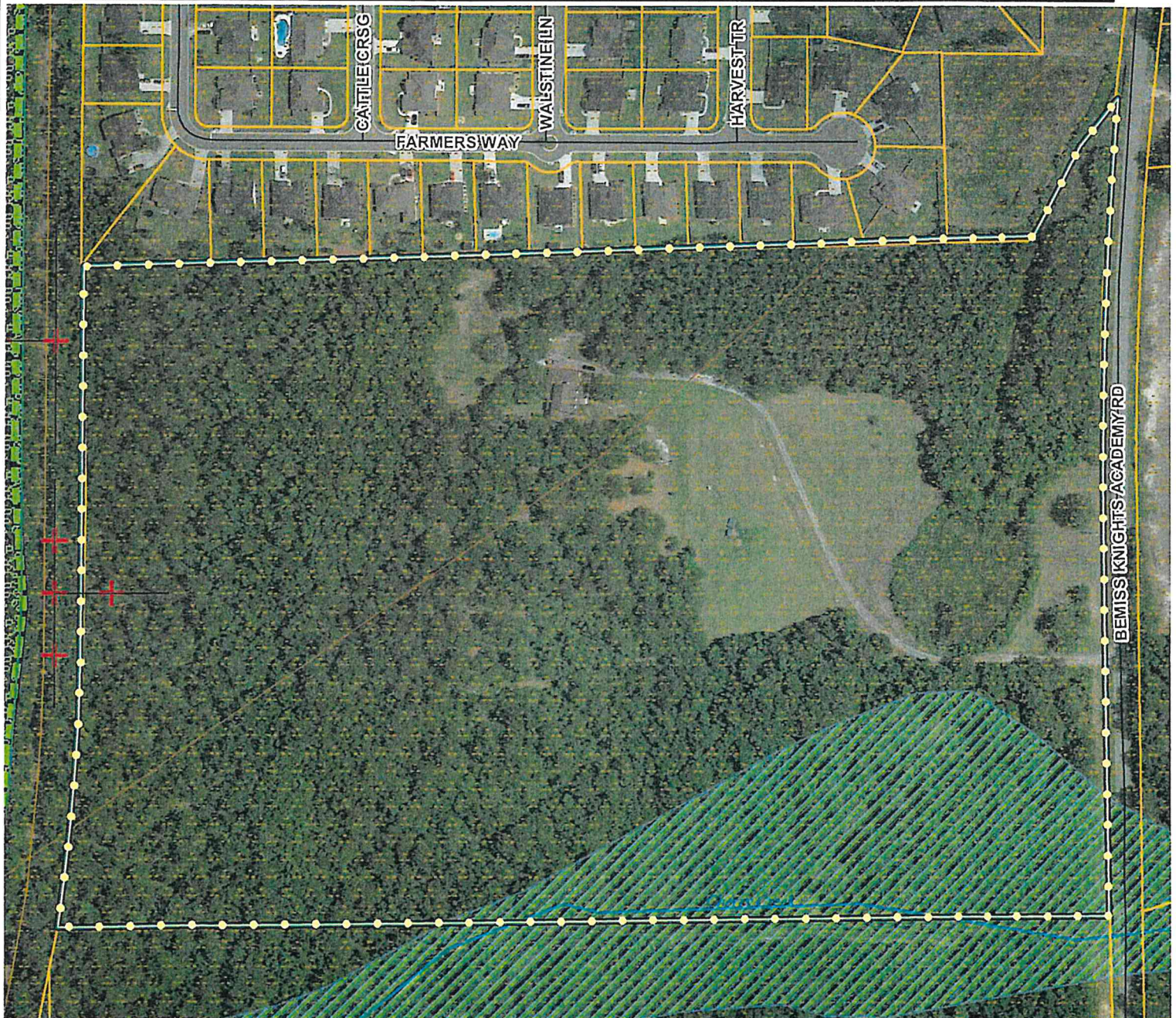
REZ-2019-08

WRPDO Site Map

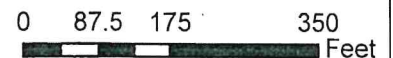
Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- Parcels

KNUDSON & SON OUTDOOR ACTIVITIES Rezoning Request



Visit VALOR on the web at: WWW.VALORGIS.COM

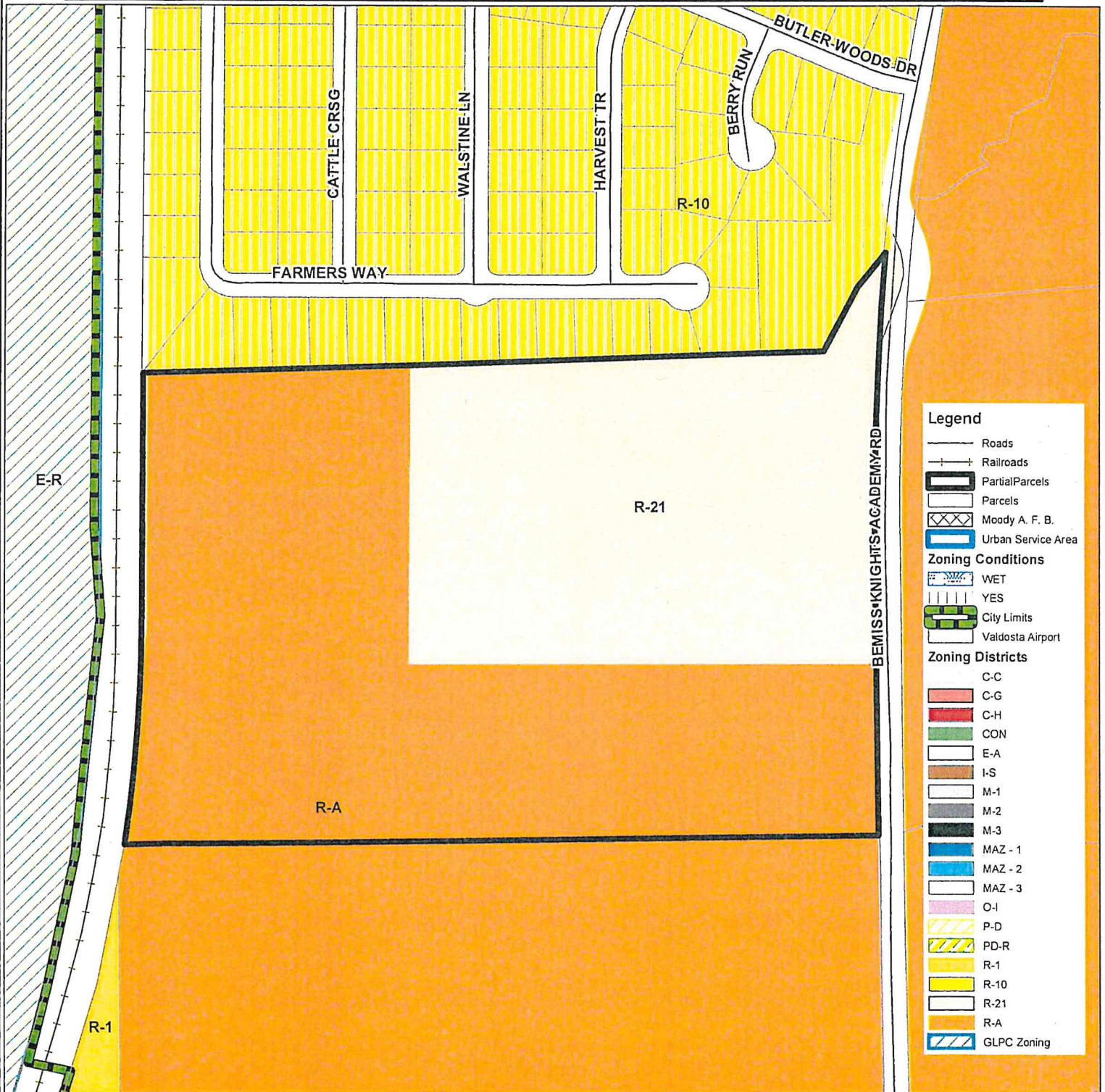


REZ-2019-08

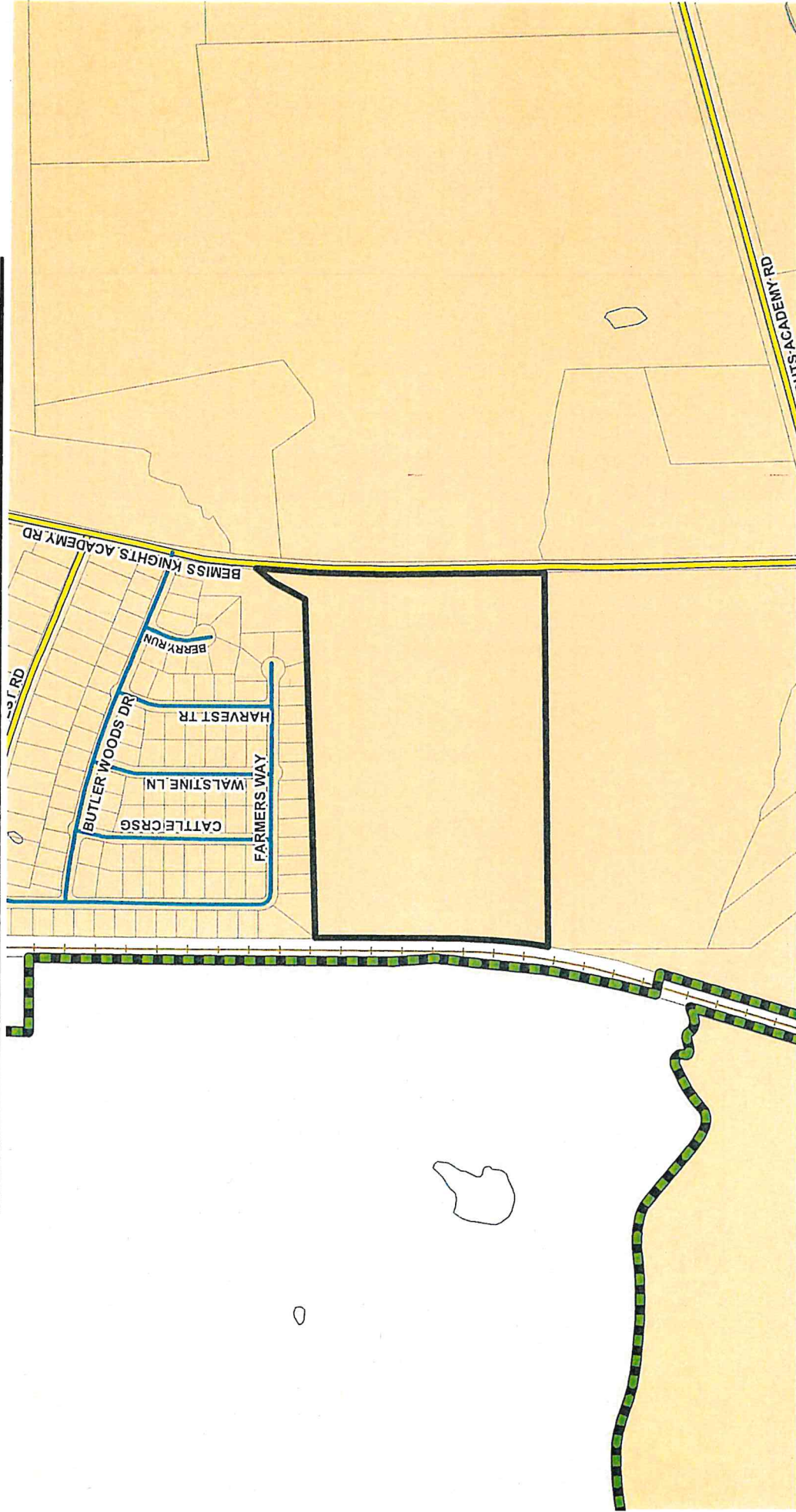
Zoning Location Map

KNUDSON & SON OUTDOOR ACTIVITIES
Rezoning Request

CURRENT ZONING: R-21 & R-A
PROPOSED ZONING: R-A



KNUDSON & SON OUTDOOR ACTIVITIES Rezoning Request



0 290 580 1,160 Feet

W E
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VALOR
VALDOSTA LOWNDES COUNTY GEORGIA LOCAL GOVERNMENT INFORMATION SYSTEM

Visit VALOR on the web at: WWW.VALORGIS.COM

- Roads**
- Functional Classification**
- 1. INTERSTATE
 - 3. OTHER PRINCIPAL ARTERIAL
 - 4. MINOR ARTERIAL
 - 5. MAJOR COLLECTOR
 - 6. MINOR COLLECTOR
 - 7. LOCAL
- Railroads

- Urban Service Area
- City Limits
- Parcels
- Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



To whom it may concern,

My name is Adam Khail and my wife, Kelly Khail, and I own our home at 3473 Farmers Way in Crestwood subdivision off of Guest Rd and Bemiss Knights Academy Rd.

We are vehemently opposed to the proposed business and variance requests that border our neighborhood and property for numerous reasons, many of which I have outlined below.

We are and have been residents of Crestwood Subdivision for the last 7 years and first moved in when only the 1st phase of 3 was completed. We are now currently in our 2nd home in the neighborhood and we love and treasure the peace and quiet that our neighborhood offers and we value the safety of our neighborhood's children and pets over everything and believe that the proposed business and variance changes will threaten them all.

Here are the reasons that my family opposes the proposed variance requests and business:

1. The requested parking variance as well as the variance request to not put up any other barrier will immediately impact the traffic and noise pollution behind my home as well as drastically reduce my level of privacy as the proposed variance change requests that we they are able to use our existing fenceline and tress as their barrier. My personal fence should not be considered an adequate barrier to prevent noise, provide privacy to a business, or prevent the ammunition from entering my property and potentially injuring myself, my wife, my dogs, or friends and their children who regularly visit and swim in our pool. Who would be responsible for the potential damage to my fence and property?
2. Those participating in these events will be dressed in full camouflage, face paint, war gear, and will be carrying realistic replica weapons that look like and can easily be mistaken for real AR-15's, Sniper Rifles, Pistols, and even rocket launchers. They will be sneaking through the woods behind my home playing war games. Although I heard that the potential business owner said this would be mainly children, I have researched who attends these events and I what I found are mostly grown adults with a few children looking as if they are headed to war.
3. A majority of our neighborhood is made up of military families who serve at Moody Airforce Base which if you were not aware, is one of the highest deployed AF bases in the US. This means that many spouses are left home alone with their children for up to a year at a time. Allowing a business where young and middle-aged males sneak through the woods with guns to be so close to our neighborhood would be dangerous and irresponsible.
4. This potential business and the changes to zoning will most definitely have an immediate impact the value of my home and those around me. The additional noise, potential danger, and loss of privacy will lower the desirability of our homes and in turn this will decrease the values in the immediate area when buyers and appraisers will look at recent comparable home sales during their search. Our subdivision has 135 homes and families. I would estimate that the average value of homes in our neighborhood is conservatively \$175,000 which would mean that this business could have a detrimental impact on approximately \$22 Million of property and tax paying county citizens.

5. Changing the zoning would open up the potential for other undesirable businesses to acquire the property in the future if this business does not succeed if approved by this committee.
6. Lastly, we were given what we feel was an unacceptable and abnormally short amount of notice that this meeting and hearing were going to take place. The letter we received was dated 2 weeks ago and we only received it on Monday of last week. This letter was coincidentally and conveniently sent a week before the meeting was set to take place and during the week of graduation and at the start of many family vacations. Not only were we given short notice but this meeting is conveniently scheduled for the day after a holiday and when many families have already left for vacations. In fact, I had to cut a long planned family trip to celebrate my Mother's birthday short to make it to this evening's meeting.

To those who are assigned to make this decision, how would you feel if grown adult men with guns(fake or not) were running around close to your home? Would you feel safe leaving your wife and children home alone? As an extremely concerned Crestwood resident, please do not allow this request to move forward any further and decline the variance and zone change requests.

Adam and Kelly Khail

Home Owner – Crestwood Subdivision



Deny the rezoning request by Knudson & Son Outdoor Activities at 3435 Bemiss Knights Academy Rd.

[https://www.thepetitionsite.com/407/019/266/deny-the-rezoning-request-by-knudson-amp-son-outdoor-activities-at-3435-bemiss-knights-academy-rd./](https://www.thepetitionsite.com/407/019/266/deny-the-rezoning-request-by-knudson-amp-son-outdoor-activities-at-3435-bemiss-knights-academy-rd/)

Author: Adam Khail

Recipient:

Petition:

Petition from residents and home owners of the surrounding area of the property in question below to the Lowndes County Board of Commissioners in regard to the application for rezoning on property from R-21 to R-A at 3435 Bemiss Knights Academy Rd. Valdosta, GA 31605 by Joshua Knudson with Knudson & Son Outdoor Activities, on behalf of Bobby and Jeanna Wilson.

We, the undersigned residents and homeowners of the surrounding area of the property in question, are petitioning the Lowndes County Board of Commissioners to deny the rezoning request by Knudson & Son Outdoor Activities on behalf of the current owners of 3435 Bemiss Knights Academy Rd, Valdosta, GA, Bobby and Jeanna Wilson, from its current zoning of R-21 (Medium Density Residential) to R-A (Residential-Agricultural). (File #REZ-2019-08)

We strongly urge the Board to deny the potential owner's, Josh Knudson of Knudson & Son Outdoor Activities, request to rezone this property as it is non-congruent with the recent suburban development of surrounding properties in the area that are approximately 1 mile away like Crestwood Subdivision, Knights Mill, Knights Landing, and others.

Through no fault of our own, this rezoning, if passed, would set a savage precedent in Lowndes County that pre-existing residential zoned neighborhoods are subject to be threatened by the encroachment of outdoor recreation businesses. These commercial businesses have no reason to be allowed beneficial zoning changes or variances that will damage the current suburban neighborhood climate, domestic tranquility, general welfare, and property standards; and furthermore, these variances threaten the investment of all homeowners in established and still growing subdivisions in the surrounding area.

Therefore, we the undersigned residents/owners of homes in of the surrounding area of 3435 Bemiss Knights Academy Rd. Valdosta, GA, respectfully and strongly urge that the Lowndes County Board of Commissioners deny the rezoning requests of Knudson & Son Outdoor Entertainment.

	Name	From	Comments
1.	Christopher Witt	Valdosta, GA	
2.	Britney Werherington	Valdosta, GA	Peace and quiet.
3.	Vikki Smith	Valdosta, GA	Too close to residential areas!!
4.	Scott Boda	Valdosta, GA	I don't want commercial business right down the street.
5.	Cassandra Barragree	Valdosta, GA	
6.	S H	Valdosta, GA	
7.	Ashley Lane	Valdosta, GA	
8.	Stephanie Adams	Valdosta, GA	
9.	James Chappell	Valdosta, GA	We want to keep the neighborhood safe and quite.
10.	Deborah Frocks	Valdosta, GA	Too close to residential area. My grandchildren live in Crestwood, would no longer be the safe neighborhood it is. Traffic would increase too much for area.
11.	Stephen Lane	Valdosta, GA	This is way to close to people's backyards. People would be cleaning pellets out of their yards and replacing windows.
12.	Mary Beth Francis	Valdosta, GA	I purchased my home 12 years ago knowing that all the surrounding area was zoned for homes only. I wanted a home in a nice quiet neighborhood with minimal traffic. I dont want to have to drive past all this nonsense everyday. It belongs in a more appropriate area.
13.	Adeline Hall	Valdosta, GA	I'd like to continue to live in a peaceful and quiet neighborhood
14.	Chelsea Boda	Valdosta, GA	My neighborhood is close to the property and it would negatively effect our property values.
15.	David Minshew	Valdosta, GA	I moved to the county to enjoy the peace and quiet. This proposed rezoning adjacent to several residential areas is inconsistent with the current zoning.
16.	Duane Fuller	Valdosta, GA	This will decrease the values of our property as well as having more traffic and people roaming through our neighborhoods. Vote no!
17.	Charles francis	valdosta, GA	Bemiss night's Academy rd is already a heavily traffic road and also all residential. Needs to continue to be that way.
18.	Matt F	Valdosta, GA	
19.	RYAN SWIFKA	Valdosta, GA	Please deny! I purchased our home in this area to avoid commercial activities and retain property value. Allowing this action will have a negative impact on surrounding residents.
20.	Robert Bair	Valdosta, GA	I do not want a commercial business in the middle of our residential neighborhood.

	Name	From	Comments
21.	Wayne Marcum	Valdosta, GA	Because this is where I live, My sanctuary. I built here because I am a combat veteran and needed peace and quiet for recovery. Now someone is bringing the loud noises and congestion I am trying to avoid.
22.	Tammy Rabon	Valdosta, GA	I am opposed to this commercial entity being allowed to build, less than 500 yards from my home. Traffic and elevated noise will definitely impact our peaceful neighborhood, and our lives. Please vote no, as I am sure there is a more appropriate location for this business.
23.	Kevin Barrett	Valdosta, GA	
24.	Nathan Simmons	Valdosta, GA	This type of business is inappropriate for a heavily residential area. The recent growth of Freefom Park and the resulting traffic and noise pollution have already had a negative impact on the area.
25.	Kevin Pittman	Valdosta, GA	
26.	Lacey Hall	Valdosta, GA	There has to be a better location for this.
27.	Fayris Francis	Valdosta, GA	
28.	Rachel HUBBARD	Valdosta, GA	
29.	Carmen Scott	Valdosta, GA	















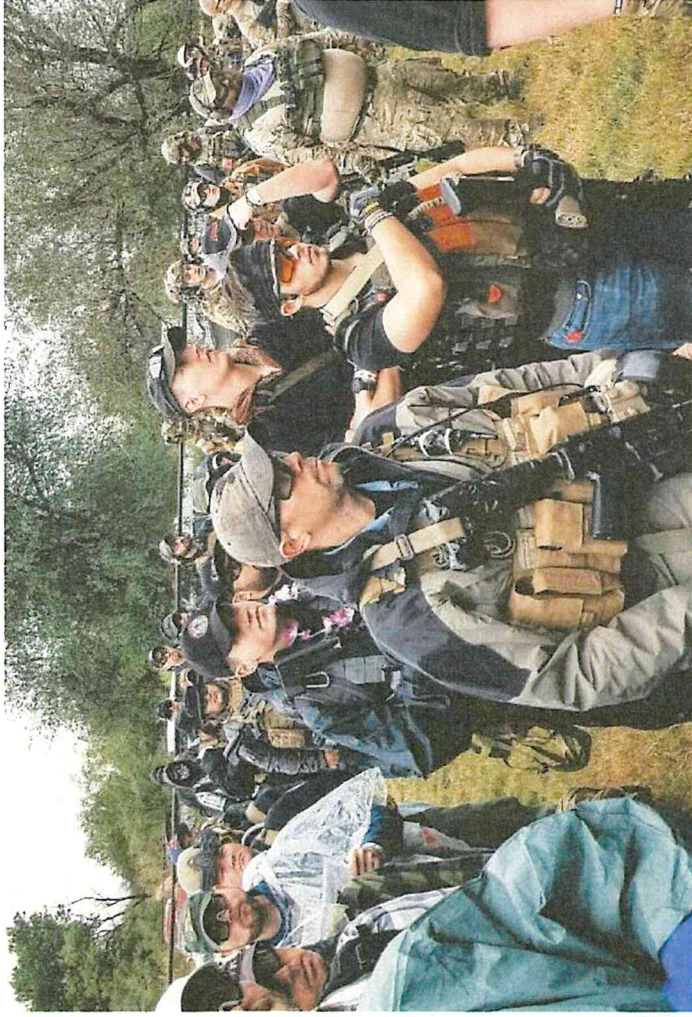


Examples of Airsoft Weapons

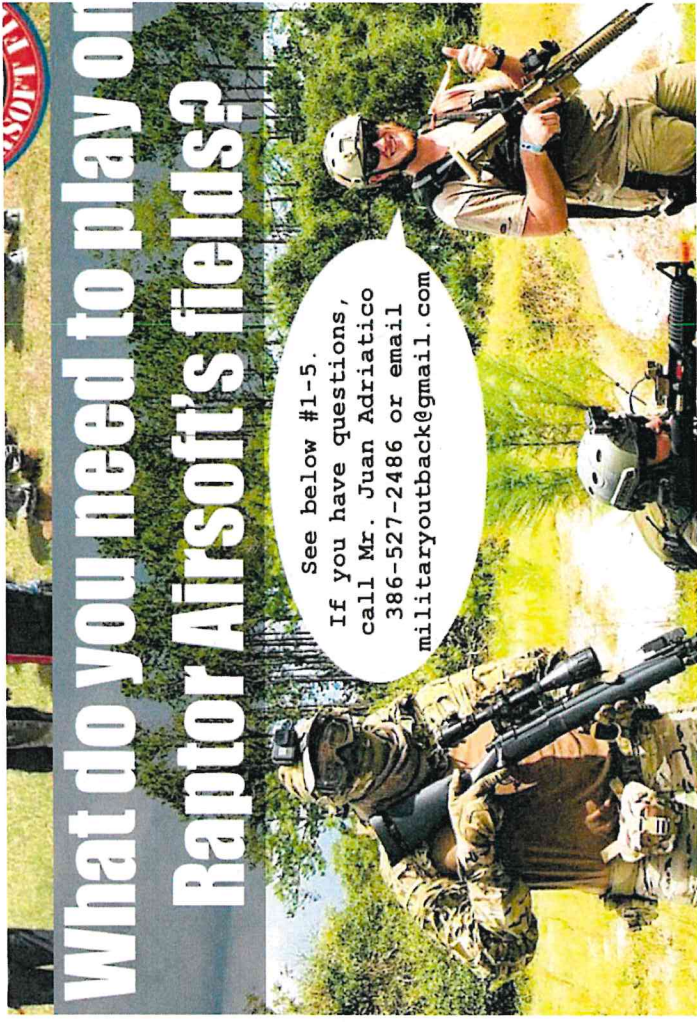
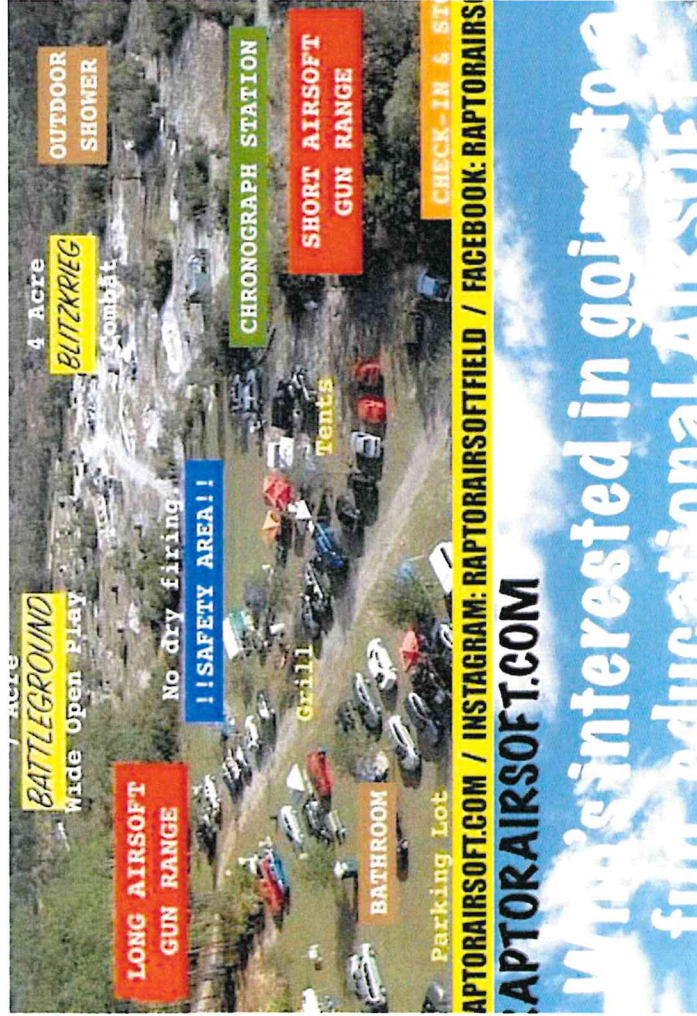




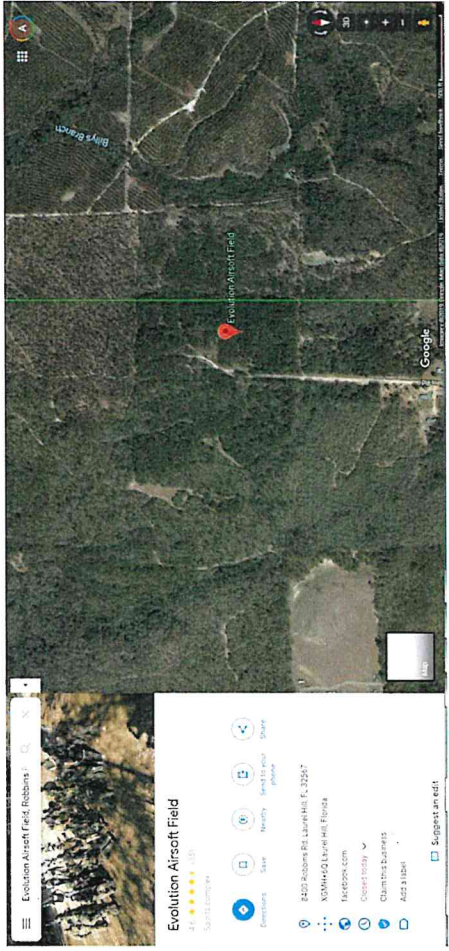
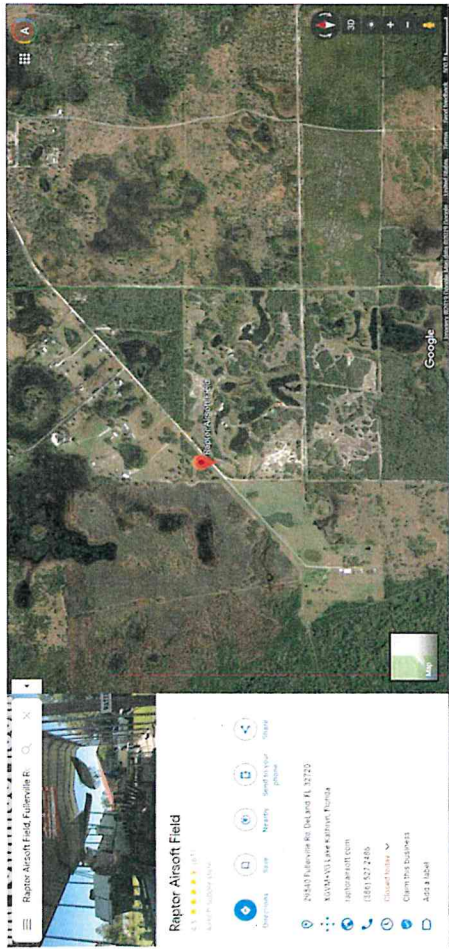
Airsoft Players Appearance



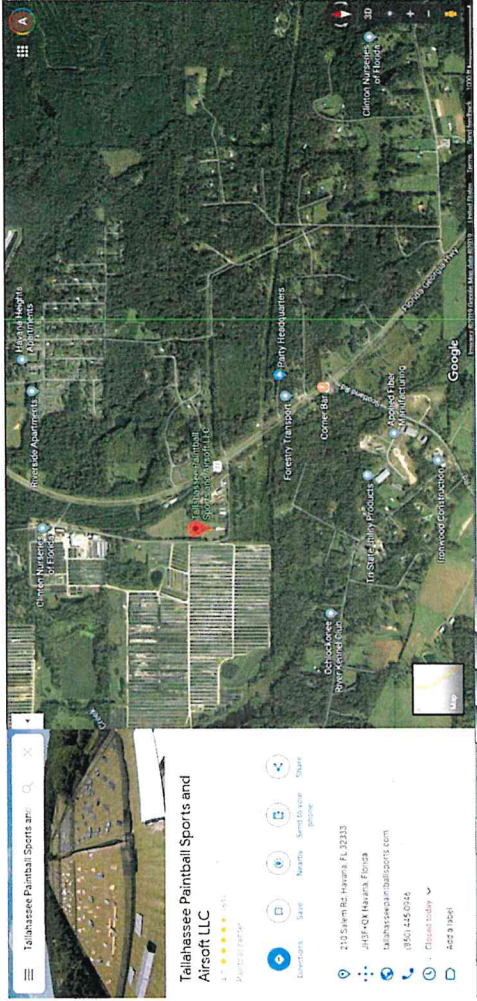
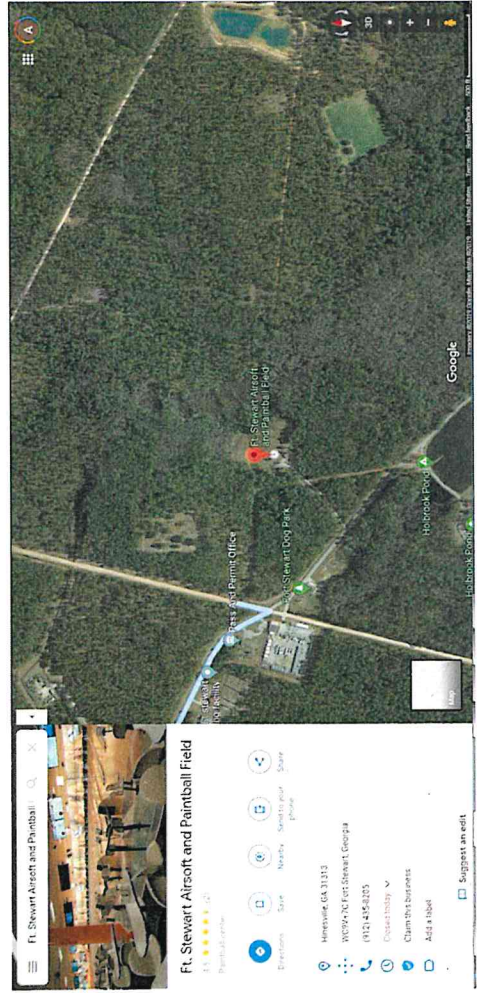
Airsoft Players Appearance



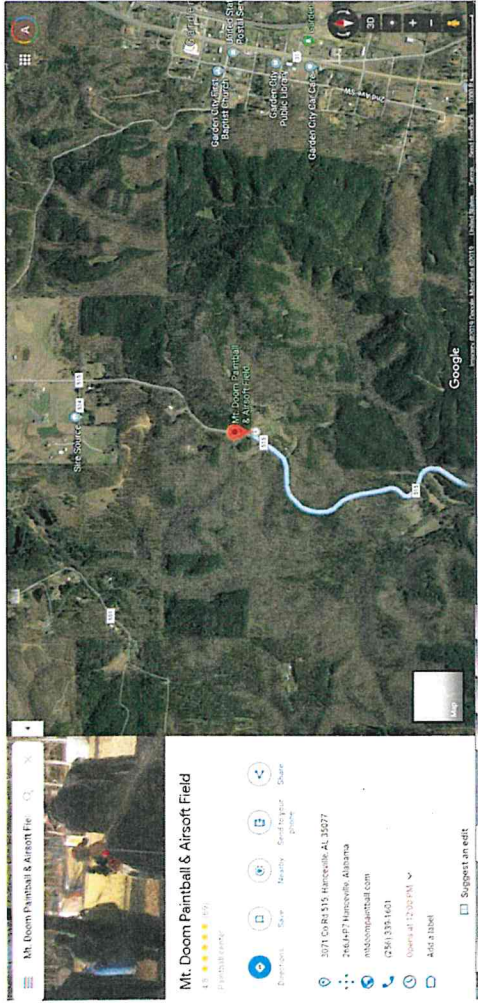
Airsoft Fields and Attendees



Regional Airsoft Fields
 (Please note the rural locations of all of these facilities. Not one
 directly borders a residential area)



Regional Airsoft Fields
 (Please note the rural locations of all of these facilities. Not one directly
 borders a residential area)



Regional Airsoft Fields
 (Please note the rural locations of all of these facilities. Not one directly
 borders a residential area)



Deny the rezoning and variance requests by Knudson & Son Outdoor Activities at 3435 Bemiss Knights Academy Rd.

[https://www.thepetitionsite.com/471/098/013/demand-the-denial-for-rezoning-and-variances-at-3435-bemiss-knights-academy-rd./](https://www.thepetitionsite.com/471/098/013/demand-the-denial-for-rezoning-and-variances-at-3435-bemiss-knights-academy-rd/)

Author: Adam Khail

Recipient: Crestwood Subdivision Homeowners & Residents

Petition:

Petition from Crestwood Subdivision to the Zoning Board of Appeals in regard to the application for variances to existing zoning standards at 3435 Bemiss Knights Academy Rd. Valdosta, GA 31605 by Joshua Knudson with Knudson & Son Outdoor Activities, on behalf of Bobby and Jeanna Wilson.

We, the residents and homeowners of Crestwood Subdivision, are petitioning the Zoning Board of Appeals to decline the following 4 Variance Change requests by Knudson & Son Outdoor Entertainment on behalf of the current owners of 3435 Bemiss Knights Academy Rd, Valdosta, GA, Bobby and Jeanna Wilson.

1. We strongly urge the Board to deny the potential owner's, Josh Knudson, requested Variance to Table 6.01.03 to use our personal fences and sparse tree line as the existing barrier with no requirement to add additional protection. The fence and trees alone are not enough, especially during fall and winter when the foliage drops, to effectively shield our homes from the projectiles, noise pollution from up to 50 vehicles at a time, light pollution during night battles, and the up to 100-200 potential participants playing war games at one time. Also, the ULDC states, "Buffers shall be established and maintained by the owner of the proposed development site."

2. We strongly urge the Board to deny the request of the potential owner's, Josh Knudson, requested Variance to Table 4.07.06 as it pertains to Buffer Area Standards, as this would allow him to landscape without continuity within the surrounding environment of our neighborhood. This variance would remove the requirement for them to provide appropriate screening and relief from traffic, noise, heat, glare, odor, and the spread of dust and debris. This would remove the sense of privacy from the entirety of one side of our neighborhood. This would be in direct opposition to the reason for the standard requirement for buffers in this Table as they are meant to reduce the visual impact of unsightly aspects of adjacent development.

3. We strongly urge the Board to deny the request of the potential owner's, Josh Knudson,

	Name	From	Comments
17.	Reggie Oaborne	Valdosta, GA	My family bought our home 6 years ago. This neighborhood is friendly and quiet. We feel like our property value, peace of mind , and comfortably is threatened if this project is allowed to move forward.
19.	Eric Brooks	Valdosta, GA	My family and I love our peaceful, friendly and quiet neighborhood. A commercial property no matter what it is used for will disrupt our neighborhood and also bring in more people, noise and crime, especially backed right up against us all.
20.	Kinsey Hagedorn	Valdosta, GA	Homeowner in the neighborhood
21.	Jodi and Joey Smith	Valdosta, GA	We just bought our house in this quiet, family friendly neighborhood and we love it. I can honestly say if there would have been a commercial zone right next to the neighborhood at time of purchase we would have had a very serious conversation if that was in line with the type of home we wanted to have.
22.	Simon Spittal	Valdosta, GA	Don't want an air soft park near my home
23.	Sheila Thomas	Valdosta, GA	Noise level may increase. Influx of traffic and people
24.	Lily Spittal	Valdosta, GA	
25.	Amy Aud	Valdosta, GA	
26.	Felicia Racine	Valdosta, GA	I rent my home and it's on the end of Walstine where the rezoning would be close too, I do not want to lose property value
27.	Haley Kenerley	Valdosta, GA	
28.	Kristi Cuddhy	Valdosta, GA	
29.	Damon Manning	Valdosta, GA	Crestwood Subdivision is peaceful and quiet. I purchased my home five years ago and my family and I love it here. I would not want the property value to go down with a recreational park being so close to my home. Not to mention the unwanted traffic and people.
30.	Katrina Price	Valdosta, GA	I like our quiet neighborhood and don't want to see the increased traffic, noise and other potential issues that comes with a business like this so close to a neighborhood.
31.	Sara Dierkes	Valdosta, GA	Not something I want in my backyard
32.	Carrie Gleason	Sedalia, CO	
33.	Christopher Wall	Valdosta, GA	Please do not rezone this land. It will affect the safety of my children based off what is currently looking like is coming. The resale value of my house will take a hit. This is a quiet neighborhood with few problems and I hope it can stay that way.
34.	Brittany Jones	Valdosta, GA	
35.	Samuel Stone	Valdosta, GA	
36.	Bianca Yanez	Valdosta, GA	

From: Andrea Clairmont <clairmont916@gmail.com>
Sent: Tuesday, May 28, 2019 4:07 PM
To: Molly Stevenson
Subject: Re Zoning Opposition

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Lowndes County Planning Committee,
We are writing in opposition to the proposed re-zoning for 3435 Bemiss Knights Academy Road (file#REZ-2019-08). The zoning change will potentially decrease the value of our property by allowing for an outdoor recreation business to open immediately adjacent to our neighborhood. The re-zoning for business will bring increased noise, pollution, unwanted increase in traffic to the area, and potentially dangerous activities right next to the subdivision. With an increase in traffic and people in this area, the potential exists for more traffic accidents on Bemiss Knights Academy. This is a safety issue and very concerning to my family and I as both my husband and I run/jog on the road that will be affected due to re-zoning. With an increase in people coming in and out of this area, the potential also exists for a higher number of thefts and safety concerns for the children in the neighborhood.
Please help keep our neighborhood quiet, peaceful, and safe, and do not allow for re-zoning of 36 acres from R-21 to R-A on 3435 Bemiss Knights Academy.

Thank you,

Andrea and Jeff Clairmont

From: Adam Khail <adam.khail@gmail.com>
Sent: Tuesday, June 4, 2019 10:28 AM
To: Debra Tulloch; Sharon Griffith; Molly Stevenson
Subject: Documents for Petition of Rezoning for 3435 Bemiss
Knights Academy
Rd.
Attachments: IMG_0078.jpg; IMG_0076.jpg; IMG_0070.jpg;
IMG_0068.jpg;
IMG_8386.JPG; IMG_8391.JPG; IMG_8389.JPG; IMG_0075.jpg;
Examples of Airsoft Weapons - Airsoft Players & Airsoft Field
Locations.pdf; demand-the-denial-for-rezoning-and-variances-at-3435-
bemiss-knights-academy-rd._Updated 06-04-19.pdf; demand-the-
denial-for-rezoning-and-variances-at-3435-bemiss-knights-academy-
rd._Updated 06-04-19 - Signatures from residents in communities
surrounding Crestwood Subdivision and Freedom Park Area.pdf

Good morning,

This email and attached documents are in reference to the rezoning request (#REZ-2019-08) am sending you all the attached photos of Crestwood Subdivision's Farmers Way street to provide a visual of the peace and tranquility of our community as well as some photos of how very close the home and open spaces of 3435 Bemiss Knights Academy are to our homes and property. You will see that not every home has a privacy fence and therefore would have almost no barrier.

The attached PDF document shows what these facilities look like, the sheer amount of people who could be on a property at one time (100-150 as stated by Joshua Knudson during the Greater Lowndes Planning Commission meeting), how they are dressed (Full Military Gear), and what the weapons they play with look like (exact replicas of real assault rifles and pistols).

I have also attached and updated Crestwood Online Petition as well as an additional petition for homeowners and residents of the surrounding communities.

Please let me know if you have any questions or need any additional information.

Thank You,

Adam Khail
Owner/Resident of Crestwood Subdivision

From: Lindsay Bass Faircloth <lhb620@yahoo.com>
Sent: Tuesday, May 28, 2019 3:40 PM
To: Molly Stevenson
Subject: Re Zoning Opposition

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Lowndes County Planning Committee,

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Please help keep our neighborhood quiet, peaceful, and safe, and do not allow for re-zoning of 36 acres from R-21 to R-A on 3435 Bemiss Knights Academy.

Thank you,

Matt and Lindsay B. Faircloth

May 28, 2019

Dear Lowndes County Planning Commission,

We are writing in opposition to the proposed zoning change (File # REZ-2019-08) on 3435 Bemis Knights Academy Road.

We purchased our property in 2018 knowing that we had a quiet, safe, & peaceful neighborhood within a quiet community setting. We are firmly opposed to this rezoning.

The zoning change will allow for an individual or group to greatly ^{decrease} ~~after~~ the value of our properties if the rezoning is changed from R-21 to all R-A because it will allow for outdoor recreation businesses to open & cause noise, pollution, large volumes of people, odors & potentially dangerous activities behind our property.

The fact that we were given less than 2 week's notice (11 days to be exact) OVER a federal holiday ~~is~~ does not allow for The majority of owners to appeal. It is unfair!

Many homes are rented, and the military owners are in another state or overseas and they have not had adequate time to rebutt or some have not even been notified.

As far as the variances requested for the 4 June meeting, it is completely unacceptable for them to use our existing fence as their border. These fences have large gaps and are already over 5-6 years old. They are not tall enough to provide adequate protection or privacy, especially as many have play grounds for young children above that height.

Any type of business would need additional, not fewer buffer area standards to include a solid, much taller fence, much more additional trees & distance to account for any type of outdoor recreational business. Our peaceful neighborhood would be destroyed having a noisy & potentially hazardous business encroach.

Sincerely,
W. Lynn
Laura & Jim Peppel

From: Pepplerfamily <pepplerfamily@aol.com>
Sent: Tuesday, May 28, 2019 3:06 PM
To: Molly Stevenson
Cc: My Love Jim Pepler
Subject: File#REZ-2019-08

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Molly,

Here is a letter we just wrote, as my husband is out the door for his deployment to Afghanistan.

As I say in this letter, I know of many military owners in this neighborhood—some deployed and some renting—who have not had adequate time to study this issue. It irks me that we received the notice 11 days ago INCLUDING a holiday weekend, giving us little time to gather and discuss. Anyways, I don't know how many people will be able to submit today but I would like the recommending board to know those limitations at least.

Thank you so much!

Laura

Laura Lee Pepler

One-Half Ton Trucks

Price Each:	Cass Burch	Langdale Ford
Two Wheel Drive	\$22,327.00	\$26,950.00
Four Wheel Drive	\$26,227.00	\$30,691.00
Enhanced Four Wheel Drive	\$27,327.00	\$32,882.00

Three- Quarter Ton Trucks

Price Each:	Alan Jay	Langdale Ford	Cass Burch
Two Wheel Drive	\$28,549.00	\$28,756.00	\$28,977.00
Chassis Only (Animal)	\$23,928.00	\$24,291.00	\$26,277.00
Four Wheel Drive	\$31,191.00	\$31,228.00	\$31,577.00