

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2020-05 (Districts 1 & 4) Jose Lage, 4055
Knights Academy Rd. R-A to P-D, Well/Septic, ~36.926 acres

Work Session/Regular Session

DATE OF MEETING: June 9, 2020

BUDGET IMPACT: 0

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Rezoning Case REZ-2020-05 (Districts 1 & 4) Jose Lage, 4055 Knights
Academy Rd. R-A to P-D, Well/Septic, ~36.926 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Residential Agricultural (R-A) zoning to Planned Development (P-D) zoning. The general motivation for the request is so the subject property can be developed and utilized as an Event Facility/Venue, primarily for weddings, family reunions, parties, etc... Access to and from the property is of Knights Academy Road, a Major Collector road (3,000 to 6,000 AADT). Concerning the Comprehensive Plan Future Development Map, the subject property lies within the Urban Service Area and is depicted as in a Suburban Character Area, in which P-D zoning is listed as a permitted zoning.

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 planned update of the ULDC, and 4) The potential added traffic during events.

Due to COVID-19 gathering restriction recommendations, the GLPC did not meet for its previously scheduled regular May meeting, and thus did not hear this case nor provide a recommendation for the request. 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 8am to 11pm, including adherence to the Lowndes County Noise Ordinance (Nov. 2011).
2. Unless otherwise noted on the LCBOC approved site plan, the use of the