

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-14 Fox Hill Plantation 8163 Miller Road (0010 004) E-A to PD-R, Well and Septic, ~11.1 acres

Work Session/Regular Session

DATE OF MEETING: October 13, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-14 Fox Hill Plantation 8163 Miller Road (0010 004) E-A to PD-R, Well and Septic, ~11.1 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 an Event Facility/Venue, primarily for weddings, family reunions, birthday parties, corporate events, community gatherings, etc. The subject property possesses road frontage on Miller Road, a local County-maintained road. Concerning the Comprehensive Plan Future Development Map, the subject property is in the Rural Service Area and depicted in an Agricultural 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) Applicants residence adjacent to the proposed event space property.

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.