

stated that while the site plan shows future buildings allowing flexibility in growth, there was no definitive timeline for their construction. Conversely, concerns were raised about the potential future growth of the venue and its maximum capacity, if the existing ingress/egress was sufficient to prevent traffic on Old Valdosta Road, and the ability to enforce the noise ordinance. A broader question was raised by the GLPC about how many venues were needed in the county, noting the four approved venues were already booked for the remainder of the year, while acknowledging that others were operating without proper authorization, one in particular in this same area. The GLPC motioned for approval with conditions initially, but the motion failed to pass (3-5); it was then motioned to table for six (6) months to allow a study committee to assess the need for more venues, again failing to pass (4-5). Ultimately, the GLPC made a motion to Deny which passed (5-3).

The following Occupant Loads and Square Footage 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)

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: