

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-01 Gresham Event Venue, 8415 Old Valdosta Rd., E-A to PD-R, ~10.3 acres, Well & Septic

DATE OF MEETING: March 12, 2024

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-01 Gresham Event Venue, 8415 Old Valdosta Rd., E-A to PD-R, ~10.3 acres, Well & Septic

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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 a club, lodge, meeting or event facility, primarily for weddings, family reunions, birthday parties, corporate events, community gatherings, etc., with the ability to accommodate overnight guests. The subject property possesses road frontage on Old Valdosta Road and Salem Church Road, a collector and local road respectively, and is within the Rural Service Area and Agricultural/Forestry Character Area.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including: 1) The nature of the request as it pertains to a rural setting, 2) Current trends of event venues in rural areas, 3) Surrounding agricultural and clustered residential use of lands, and is therefore supportive of the following staff-recommended conditions:

1. Uses permitted in the Estate Agricultural (E-A) zoning district, and
  1. A club, lodge, meeting or event facility, with overnight accommodations, where the operation of the 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.
  2. Unless otherwise noted on the Lowndes County Board of Commissioners approved site plan, the use of the property shall be subject to all standards applicable to properties in the E-A zoning district.
  3. The operation of the event facility shall adhere to the Lowndes County Noise Ordinance.
  4. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

During the Greater Lowndes Planning Commission (GLPC) meeting, Mr. Holland noted the applicants' venue in neighboring Cook County as a comparable style and size to the proposed operation for this property, and stated that while the site plan shows future buildings allowing flexibility in growth, there was no definitive