

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.

Mr. Dillard presented the site plan from the applicant showing the existing lodge and the existing accessory building plus the future buildings, should the applicant choose to build at a later date. Mr. Dillard stated the site plan is labeled 'Site Layout for Oak Grove' and dated January 4, 2023. Mr. Dillard further stated the Planning Commission recommended denial. Commissioner Griner asked 10.3 acres is the amount asking to be rezoned, but how many acres does the applicant own? Mr. Dillard responded the applicant owns approximately 1,200 acres. Vice Chairman Marshall asked what is the difference with E-A zoning versus PD zoning, what stands out to you that would be different for the PD request? Mr. Dillard answered the PD request is mainly for uses already allowed in E-A with the addition of the event/lodge facility. Vice Chairman Marshall asked if this property is currently being used as a club, lodge or event facility? Mr. Dillard responded no sir, that is the reason for the PD-R request. Brad Folsom, 2611 North Patterson Street, spoke against the request representing some of the adjacent residents to this facility. Mr. Folsom stated the PD-R map shows various proposed buildings, and in viewing the site, there is a one lane entrance and exit, and no limit on outdoor bands/parties. Mr. Folsom stated another concern is the noise surrounding this facility. Mr. Folsom stated the county needs to make a policy for these venues and the number needed in the county. Commissioner Griner asked Mr. Folsom how many restaurants do we need in the county? Mr. Folsom responded he did not know, but they needed to be opened in commercial areas. Mr. Richard Stalvey, 215 Knob Hill, spoke against this request. Mr. Stalvey stated he owns a farm near the proposed site. Mr. Stalvey read the definition for the zoning of E-A (Estate Agricultural) district from the July 11, 2023 ULDC. The district is intended to provide for agricultural activities including those related to crops, livestock and timber protected from the effects of suburban residential development. Single family homes and specified accessory structures and uses are permissible. Mr. Stalvey stated if this is approved this would establish a dangerous precedent for the area. Bill Holland, 109 South Ashley Street, spoke in favor of the request and representing the applicant, Mr. Gresham. Mr. Holland stated there will be a limit on the number of people attending to 175 people. Additionally, Mr. Holland stated there are two other possible entries, so traffic should not be an issue and there is a current noise ordinance in effect.

Opposition - Rebuttal: Ms. Carla Penny, 8601 Morven Road, spoke against the request. Ms. Penny stated she lives 5,000 feet from a current venue and it is loud. No matter the number of people, you still have the noise pollution.

Support - Rebuttal: No one spoke.

Commissioner Orenstein asked the hours of the noise ordinance? County Manager, Paige Dukes, stated the noise stops at 10:00 p.m. and can begin again at 7:00 a.m. The threshold is whether or not it can be heard inside someone's residence. There is currently no decibel rating attached to the noise ordinance and this is due to working with Magistrate Court. Code Enforcement has direct contact with the owners of the current venues/facilities and they know to turn the music off at 10:00 p.m. Additionally, Mrs. Dukes stated there could be bass or other frequencies that might cause discomfort.