

there was enough road frontage, Mr. Dillard answered yes. No one spoke for or against this request. Commissioner Wisenbaker made the motion to approve the item as presented, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

REZ-2020-11 Bella Mill Plantation, 8450 Ousley Rd., 0017 096, 15.8 ac., EA to PD, well/septic, Planning and Zoning Director, J.D. Dillard, presented this request. Mr. Dillard stated the applicant would like to rezone P-D for the purpose of using the property as an event facility/venue for weddings, reunions, birthday parties, corporate events, etc. TRC recommended approval with three conditions and the Planning Commission recommended approval with three conditions. Commissioner Marshall asked the amount of property being rezoned, Chairman Slaughter answered 15.8 acres. Commissioner Evans asked County Engineer, Mike Fletcher, to explain the egress on Spain Ferry Road, Mr. Fletcher stated typically the county doesn't allow commercial establishments to have the egress off of a dirt road due to the amount of traffic and maintenance of a dirt road. Commissioner Marshall asked did the applicant offer to pave the road, Mr. Dillard responded not at this current time. Commissioner Orenstein asked is this use allowed in C-C zoning, Mr. Dillard stated a letter was received. Bill Nijem, 1007 North Patterson Street, spoke against the request. Mr. Nijem gave a response to Commissioner Orenstein's question previously mentioned to Mr. Dillard, this particular use isn't allowed in C-C zoning and presented a letter from his office, Langdale Vallotton, LLP, regarding that matter. Mr. Nijem stated there are four reasons why this zoning should be denied: the application for rezoning does not meet the requirements for PD zoning, the proposed use as a commercial event/meeting facility is inconsistent with the Greater Lowndes Comprehensive Plan, the application should be denied due to the precedent it will set, and lastly the application should be denied because it does not meet the standards for exercising zoning powers under the ULDC. Mr. Nijem stated other event spaces currently zoned P-D, Highgrove Farm on Knights Ferry, which is closer, is entirely surrounded by family land and the owners live right behind it. Chairman Slaughter asked the County Attorney, Walter Elliott, if this fits as a P-D requirement, Mr. Elliott stated the ULDC provides the application shall maintain compatibility with nearby development, that is the principle issue. Preliminary to that the ULDC does provide the proposal shall accommodate a mixture of land uses, as presented to you, it does permit and accommodate uses under the E-A and proposed event facility, which is a mixture of land uses. Mr. Elliott stated whether this proposal meets the requirement of the ULDC, to maintain compatibility with nearby development. Mr. Nijem responded there is one use. Tom Clay, 8070 Ousley Road, stated he was concerned with the noise and he's totally against this rezoning. David Sims, 8447 Ousley Road, stated he lives right across from the gate of the proposed property rezoning and he's against it. Brandy McCrary, 4305 Fouracre Place, Valdosta, GA 31601 spoke in favor of the request. Mrs. McCrary stated she would like to reserve her constitutional right to file an appeal of any adverse zoning decision on file here today. Mrs. McCrary stated she and her husband wanted to thank the Board of Commissioners for taking this into consideration for a much needed wedding venue and special event center for the community. Commissioner Marshall asked if the neighbors were in support, Mrs. McCrary responded, we had blessings of every neighbor except for Mr. Altman. Chairman Slaughter asked what type of events would be held, Mrs. McCrary answered weddings, anniversaries, birthday parties, family reunions, fundraisers, but no concerts. Vice Chairman Griner asked would you be willing to move the entrance on Ousley Road north so the lights don't shine on the neighbors' houses, Mrs. McCrary responded that would be a consideration, however with other venues they haven't been asked to move their entrance/exit on dirt roads, maybe if the county could help with funding of a new culvert. Vice Chairman Griner asked the cost of the entrance, Mrs. McCrary responded \$15,000.00. Vice Chairman Griner stated, in his opinion, it would be worth the additional money to make your neighbors