

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, February 12, 2024

COMMISSIONERS PRESENT

Chairman Bill Slaughter  
Commissioner Scott Orenstein  
Commissioner Mark Wisenbaker  
Commissioner Clay Griner

Vice Chairman Demarcus Marshall and Commissioner Joyce Evans were not in attendance.

Chairman Slaughter called the meeting to order at 8:30 a.m.

**MINUTES**

The minutes were presented for the work session of January 22, 2024 and January 23, 2024. No revisions to the minutes were requested.

**PUBLIC HEARING**

**REZ-2024-01 Gresham Event Venue, 8415 Old Valdosta Rd., E-A to PD-R, ~10.3 acres, Well & Septic**, County Planner, J.D. Dillard, presented the item. Mr. Dillard stated 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 applicant would like to utilize this 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 applicant does own approximately 1,200 acres in this area to the west, so notifications were sent to the property owners to the north and east. Currently, there are two existing structures on this property, the main structure and an accessory building, with the applicant proposing future buildings.

The TRC considered the request and is 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.