

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, March 11, 2024

COMMISSIONERS PRESENT:

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

Vice Chairman Demarcus Marshall was not present.

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

MINUTES

The minutes were presented for the work session of February 26, 2024 and the regular session of February 27, 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 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 with the ability to accommodate overnight guests. Mr. Dillard presented the site plan with approximately 10.3 acres, showing an existing lodge/house as it stands today with a future farm building with additional restrooms and paving area, with no timeline to build these items out. The Planning Commission recommended to deny this request. Commissioner Orenstein asked if any opposition had been received, emails, phone calls, etc. if so, what is the concern? Mr. Dillard stated the concerns are related to the noise and traffic, with noise being the main concern. Commissioner Wisenbaker asked regarding the future barn building? Mr. Dillard stated that does not exist at this time. Commissioner Wisenbaker asked what is the purpose of the future barn building? Mr. Dillard answered possibly an additional gathering space. Commissioner Wisenbaker asked if this space could house a band and keep the noise inside? Mr. Dillard responded that potentially might be an option. Commissioner Wisenbaker asked if that was a concern of the Planning Commission choosing to deny this request? Mr. Dillard answered there was no comment regarding the bands. Commissioner Joyce Evans mentioned there was discussion at the Planning Commission meeting regarding inside and outside noise and asked for clarification. Mr. Dillard responded that discussion was related to how the noise ordinance is enforced and how the sound is measured. Commissioner Evans stated a concern is that at 10:00 p.m. when the music should cease, it may continue after 10:00 p.m. Chairman Slaughter stated there is a time for the noise to go down and not be heard beyond the property line. Chairman Slaughter stated regarding the noise ordinance there will have to be some