

**Lamar County Board of Commissioners**  
**Public Hearing**  
**June 18<sup>th</sup>, 2019**  
**7:00 P.M.**

**Special Exception App. # 2019-01 by Brian Abreu**

Planning and Zoning Director Buice addressed the board regarding the Special Exception App.# 2019-01 by Brian Abreu to allow the property to be used for agritourism, to host marriage ceremonies, luncheons, and such related events. The request falls under Section 504 (b) (20) Agritourism or Agritainment. The property is 20 acres, located at 150 Freeman Circle in Land Lots 49 of the 7<sup>th</sup> Land District, as shown on Tax Map 039 parcel 092: and recorded in Deed Book 890, Page 151. The property is 20 acres with an existing single-family dwelling and several accessory outbuildings. The land is mostly open field with mature hardwoods providing a natural buffer on three sides and is currently under Conservation. The surrounding area is a mix of larger tracts (15+ acres) and smaller tracts containing single family homes. The applicant has also purchased a smaller adjoining tract that has frontage on Country Kitchen Road. The scheduled events would see an increase of traffic along Country Kitchen Road. The traffic would be passenger vehicles. Heavy traffic would only be expected for deliveries and that would be normal. The venue is outside with no enclosed occupied space intended. Public access restrooms and a catering area are planned to be constructed in an existing accessory building. The building and occupancy permits will be reviewed by Fire Chief Matthews.

Current regulations: In residential zoned districts with outdoor activities, electronically amplified sound or music from any source shall not be so loud to be determined a public nuisance. The following times and distances provide guidance for the determination of a noise nuisance: (a) Any plainly audible sound at one hundred (100) feet from the property line of the noise emanating site between the hours of 8:00 am through 10 pm Sunday through Thursday and 8:00 am through 12:00 midnight on Friday and Saturday. (b) Any plainly audible sound at fifty (50) feet from the property line of the noise emanating site between the hours of 10:00 pm through 8:00 am Sunday through Thursday and 12:00 midnight through 8:00 am on Friday and Saturday.

The Board of Appeals recommended approval with the conditions that the number of guests be limited to 150; to limit the end time of events Sunday through Thursday to 8:00 p.m. and to limit the end time of events on Friday and Saturday to midnight; to limit the number of events per month to 6; to maintain the existing buffer of hardwood trees around the property and supplement with new hardwoods as needed due to damage or disease; to discontinue the use of the property for fee based events if found guilty by any court authority of any violations of these conditions, or of any local, state or federal regulations pertaining to this business.

Commissioner Thrash inquired about the property being under conservation and Planning and Zoning Director Buice explained that even though the property is under conservation there are two acres set aside on the dwelling that is not in conservation.

There were no public comments.

**Adjournment**

Vice-Chairman Traylor made a motion to adjourn the Public Hearing at approximately 7:07 p.m. and Commissioner Thrash seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

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Charles Glass, Chairman

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Ryran Traylor, Vice-Chairman

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Bennie Horton, Commissioner

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Robert Heiney, Commissioner

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Nancy Thrash, Commissioner

Attest: \_\_\_\_\_ Carlette Davidson, County Clerk