

AN AMENDMENT TO CHAPTER 1 AND CHAPTER 21 OF THE COMPREHENSIVE LAND DEVELOPMENT RESOLUTION FOR MACON-BIBB COUNTY, GEORGIA TO ADD MUSEUM COMMERCIAL AND ITS DEFINITION AS WELL AS TO ADD MUSEUM COMMERCIAL AS A CONDITIONAL USE IN THE HR-3, HISTORIC RESIDENTIAL-3 ZONING DISTRICT

WHEREAS, Section 1.02 of The Comprehensive Land Development Resolution for Macon-Bibb County, Georgia contains specific definitions related to each use.

WHEREAS, Section 21.05[2](c) of The Comprehensive Land Development Resolution for Macon-Bibb County, Georgia provides the specific use types allowed within the HR-3 zoning district.

WHEREAS, it is the desire of the Macon-Bibb County Planning & Zoning Commission to allow the addition of the definition of museum commercial within the specific definitions of The Comprehensive Land Development Resolution and the use of museum commercial as conditional use within the HR-3 zoning district; and

WHEREAS, it is in the best interest of the citizens of Macon-Bibb County, Georgia to amend these regulations to allow the addition of the definition of museum commercial within the specific definitions of The Comprehensive Land Development Resolution and the use of museum commercial as conditional use within the HR-3 zoning district; and

NOW, THEREFORE BE IT RESOLVED that the Macon-Bibb County Planning and Zoning Commission, assembled in regular session, hereby adopts the following amendment to the Comprehensive Land Development Resolution for the City of Macon and Bibb County, Georgia as follows:

The language in Section 1.02 shall read as:

“Museum Commercial. A commercial establishment for preserving and exhibiting artistic, historical, scientific, natural, or man-made objects of interest. Such activity may include the sale of the objects collected and memorabilia, the sale of crafts work and artwork, boutiques, and the holding of meetings and social events.”

The language in Section 21.05[2](c) shall read as:

“Private and public schools, libraries, museums and museum commercial excluding business or trade schools.”

SO ADOPTED THIS 10th DAY of April, 2023

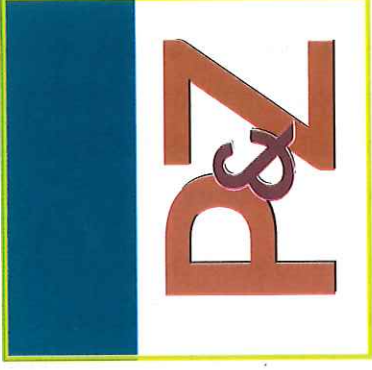
THE MACON-BIBB COUNTY PLANNING & ZONING COMMISISON

BY: -----

Jeane Easom, Chairman

ATTEST: -----

Jeffery Ruggieri, Executive Director



AGENDA ITEM 12

MACON - BIBB COUNTY
Planning & Zoning

P071-0345 | 2321 Vineville Ave | Text Amendment | to amend section 1.02 and section 21.05[2](c) of the CLDR | HR-3 District | The Big house Foundation, Inc, Applicant

Staff Analysis

The proposed amendment will revise Chapter 1 Section 02 and Chapter 21 Section 05 Subsection [2](c) of The Comprehensive Land Development Resolution. The purpose of the text amendment is to add the definition of museum commercial and to add the use of museum commercial as a conditional use. The language of the amendment will clearly define the proposed use within the HR-3 district.

Currently, The Big House obtained approval by the MBPZ Commission on 9.10.2007. The approval granted permission to convert an existing single-family dwelling into a museum. Reference zoning compliance number 09-0325. The evolution of The Big House has warranted the need to obtain zoning compliances for temporary events. These temporary events are limited to thirty or sixty consecutive days. This would require The Big House to obtain a temporary event compliance as each compliance expires. They would need to obtain the same department approvals and resubmit the same application each time. Therefore, the amendment to add the definition of museum commercial and adding the specific use to the HR-3 district would eliminate the need to obtain multiple compliances throughout the year.

Museum Commercial is defined as a commercial establishment for preserving and exhibiting artistic, historical, scientific, natural, or man-made objects of interest. Such activity may include the sale of the objects collected and memorabilia, the sale of crafts work and artwork, boutiques, and the holding of meetings and social events. Currently section 21.05[2](c) allows "Private and public schools, libraries, and museums excluding business or trade schools." The Big House proposes to amend the regulation to read as "Private and public schools, libraries, museums and museum commercial excluding business or trade schools."

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SO ADOPTED THIS 10th DAY of April, 2023

THE MACON-BIBB COUNTY PLANNING & ZONING COMMISISON

BY: _____

Jeane Easom, Chairman

ATTEST: _____

Jeffery Ruggieri, Executive Director



Text Amendment Application

Applicant Name The Big House Foundation, Inc.

Applicant Mailing Address: 2321 Vineville Ave.

City Macon State Ga. Zip 31204

E-mail address for primary contact (required) richard@thebighousemuseum.org

** Note: When possible, any correspondence for an agenda item will be by email.*

Daytime Phone Number: (478) 954 - 9713

The following regulation outlines the procedure for requesting a text amendment to the Comprehensive Land Development Resolution for the City of Macon and Bibb County, Georgia.

Section 28.04 [2] – Procedure for Requesting Text Amendment. All proposed amendments submitted to the Commission involving a text change to the Resolution shall include a written statement giving the reasons for the proposed change. In the case of additions to or changes in existing wording, the suggested wording of the amendment shall be in the style and format of the existing Resolution.

Section Number(s) of Regulations Proposed for Amendment ① Sec. 1.02 add definition of "Museum Commercial"; ② Add "Museum Commercial" to Sec. 21.05(c)

Reason for Proposed Change The current Comprehensive Land Development Resolution does not define the term "Museum Commercial" or the activities associated with same, and this amendment would cure that.

Suggested Wording of Amendment Amend Sec. 1.02 "Museum Commercial":
An establishment for preserving and exhibiting artistic, historical, scientific, natural, or man-made objects of interest. Such activity may include the sale of the objects collected and memorabilia, the sale of crafts, work and artwork, boutiques, and the holding of meetings and social events.

Signature [Signature] Date 2-28-23

Receipt # 13976 Amount \$ 1,875.00 Date 2-28-23

Corrected copy



ZONING COMPLIANCE

MACON-BIBB COUNTY PLANNING AND ZONING COMMISSION

Suite 1000 Southern Trust Bldg., 682 Cherry St., Macon, Georgia 31201
Planning Office 478-751-7460 Zoning Office 478-751-7450 Fax 478-751-7448

PERMIT NO: 09-0325 **DATE OF ISSUE:** 3/9/2009

ISSUED TO: ZT3 PLACEMAKER STUDIO INC

OWNERS NAME: THE BIG HOUSE FOUNDATION, INC

PROPOSED USE: MUSEUM W/PARKING LOT AND ACCESSORY STRUCTURES(GAZEB

ADDRESS OF PROPOSED USE: 2321/2335 VINEVILLE AVE

NEW BUILDING	IN CITY
MAP NO: 4053	DISTRICT: HR-3
CODE: 01	LOT: 3629

PERMIT ISSUED SUBJECT TO THE FOLLOWING CONDITIONS:

As per application, site plan, and Commission approval at the September 9, 2007 hearing. For a parking lot and accessory structure only(gazebo) variance of eight (8) spaces uses also granted. A Certificate of Appropriateness is needed for any change in design or materials visible from any public right-of-way. Subject to Inspections and fees approval and business licensing. Signage will require a separate permit.

NOTE: IF CONSTRUCTION OR USE IS NOT BEGUN BY 9/9/2009, THIS PERMIT IS NULL AND VOID.

APPROVED BY: Ethan Tonn

NOTE: This permit is issued subject to the rules and regulations of the Macon-Bibb County Health Department, City of Macon or Bibb County Building Inspector, and any other governmental agency whose regulations may be applicable. Care should be given to comply with any deed restrictions applicable to the above property as the Macon-Bibb County Planning and Zoning Commission does not authorize the violation thereof, nor can it be held responsible for said violation.
The Macon-Bibb County Planning and Zoning Commission assumes no responsibility for correct location of property lines. It is the responsibility of the applicant to insure proper placement of any structures on the premises.
All construction or use relating to this permit must strictly comply with site plans or other plans submitted to the Macon-Bibb County Planning and Zoning Commission and on file in its office. This permit expires six months from date issued unless construction or use is begun.

THIS CERTIFICATE OF ZONING COMPLIANCE MUST BE POSTED.

**MACON-BIBB CO. PLANNING AND ZONING COMMISSION STAFF REPORT
HEARING DATE: September 10, 2007**

ITEM NUMBER —8 — Conditional Use

2335 VINEVILLE AVENUE: Conditional use to allow a parking lot and accessory structures for a proposed museum HR-3 District. Vineville Historic District ZT3 Placemaker Studio, Applicant

OVERVIEW

ACTION TAKEN ON MARCH 28, 2005 INVOLVING ADJACENT PROPERTY:

- A conditional use request was approved to convert an existing single-family dwelling into a museum. The following specifications were submitted:
 - The structure is 2,500 square feet on two floors. 1,500 would be open to the public.
 - The museum would operate seven days a week. Monday to Saturday 9 AM to 5 PM and Sundays 1 PM to 6 PM.
 - To save on-site trees, a parking variance was granted to provide 9 parking spaces instead of the required 15.
 - Changes to the property which would require design approval included an access ramp, new driveway, signage, etc.

The 2005 proposal never moved forward and the approval subsequently expired.

CURRENT PROPOSAL

Recently the house located west of the above referenced site burned and the property was subsequently acquired by the owners of the proposed museum. The applicant's narrative provides the following overview of proposed plans:

"ZT3 Placemaker Studio, Inc. was charged with the task of creating a design that would accommodate a proposed museum AKA "The Big House". The Big House is currently located at 2321 Vineville Avenue and this Conditional Use Application addresses the adjacent property, 2335 Vineville Avenue, which has been acquired by The Big House Foundation to accommodate the needs of the museum such as parking, way finding, seating, public restrooms, and ADA compliance. With this in mind we have included 8' landscape buffers along the northerly property line and along the southerly property line where the lot adjoins different property owners. We have provided parking in the rear of 2335 Vineville Avenue for a total 17 spaces including 2 handicapped. The current driveway for The Big House is being relocated as indicated on the attached site plan.

We also have tried to accommodate the neighborhood restraints. The museum could not be intrusive in any way to the surrounding neighbors. We feel we have accomplished our goals by creating a both visually pleasing and contextually sensitive design. This is already a function of the residence/business next door so our lot simply repeats the use. We have suggested grass pavers so it doesn't look so commercial and can reclaim storm water runoff. This will not only be pleasing in appearance but is functional at the same time. We proposed an arbor with seating, and a pavilion also for this particular parcel. The neighborhood should appreciate this aspect of the design because it will help replace the architectural context that was lost when the previous building burned. Right now it is simply an abandoned lot with only remnants of a walkway to nowhere. While maintaining the original character of the house, we have proposed improvements to the grounds of The

Big House site such as cleaning up the area from underbrush and debris. We are adding a brick walkway that will accommodate the visitors in their approach to the building and surrounding amenities. A ramp has been added to the side of the house to accommodate ADA compliance. And the old driveway has been converted to grass pavers so it will have the appearance of grass but can function as a driveway that can support fire trucks or other emergency vehicles should the need arise. Finally, we have gated the driveway to the parking in the rear of the lot. This has been done to discourage loitering on the premises as well as prevent drive through vehicular traffic."

PARKING REQUIREMENTS

Applicable parking regulations require one space for each 100 square feet open to the public. The applicant is providing 17 spaces which means no more than 1,700 SF of the 2,500 SF structure may be used for the museum without the consideration of a parking variance.

SURROUNDING ZONING & LAND USES

The subject property is located within an HR-3 Zoning District that includes all adjacent parcels. Residential land uses are north and east of the site. A photography studio, located within a residence abuts the western property line. To the south, across Vineville Avenue, is First Christian Church and Clisby Academy. Several professional offices are located along Vineville Avenue. This property is within the Vineville Historic District.

EXTERIOR ACCESSORY USES

As indicated on the enclosed plans, many of the exterior accessory uses (pavilion, arbor, floating sphere) are justified toward the interior of the property; however, the applicant needs to address the potential impact these areas and their associated activities would have on the neighborhood. Hours of operation and proposed exterior lighting have not been addressed.

IF APPROVED BY THE COMMISSION THE FOLLOWING CONDITIONS SHALL BE MET BEFORE THE ZONING PERMIT IS ISSUED:

- 1. Site plan approval shall be obtained from the Traffic Engineer.
- 2. Site plan approval shall be obtained from the Georgia Department of Transportation.
- 3. Site plan approval shall be obtained from the Fire Department.
- 4. Site plan approval shall be obtained from the City Engineer.
- 5. Final Site Plan approval shall be obtained from staff.
- 6. A Certificate of Appropriateness is needed for any change in design or materials visible from any public right-of-way.
- 7. Subject to Inspection and Fees approval.
- 8. Subject to business licensing from the City Clerk.
- 9. Signage requires separate sign permit be obtained with design review of signage.

must approve curb cut along Vineville Ave.

REFERENCE

Section 21.05[2](c)

Year 2025 Land Use Recommendation: Community Commercial
Staff Report Prepared by: R. Barry Bissonette

April 3, 2023

Macon-Bibb County Planning and Zoning Commissioners
c/o Mr. Jeff Ruggieri, Executive Director
200 Cherry Street, Suite 300
Macon, GA 31201

RE: Parcel Number P071-0345--2321 Vineville Avenue

Dear Commissioners:

I am writing regarding 2321 Vineville Avenue and The Big House Foundation's request to add the definition of Museum Commercial to Section 1.02 of The Comprehensive Land Development Resolution and to also add this as a Conditional Use in the HR-3 Zoning District. I am *opposed* to the designation of Museum Commercial being added as a Conditional Use within the HR-3 Zoning District and I ask that the language not be added to 21.05[2].

First, this is a residential district with a museum that was allowed into the neighborhood under an existing Conditional Use. This Conditional Use was issued with strict guidelines and with an abundance of care and scrutiny by this Commission to protect the neighborhood. The Big House's current zoning is sufficient to operate how they said they would while they are within this residential district, and we do not need a new designation. The current zoning provides for The Big House to operate *as they said they would* when they came into the neighborhood and provides protection for the neighborhood.

Second, at the time of my writing this letter there is no plan that accompanies this application making it difficult to evaluate the potential impact of this change. My concern is that if this language is added without a well-defined plan, then The Big House will take it as a forgone conclusion that their plans are approved. The Big House has *not* acted as a good neighbor within the district.

The Vineville neighborhood has not changed. So, it must be how The Big House Foundation is or is planning to operate which *has* changed. In support of this position, I am attaching an article from March of 2019 in which the applicant Mr. Brent clearly states that he projects bigger events with a bigger yard. I realize that it is impossible to know how The Big House plans to use their properties at this time, as no plans were submitted with this request.

Finally, I ask that you table this discussion until such time as plans are submitted. I would be there in person, however, a previously scheduled outpatient surgery prevents my attendance. I do not wish for my words to be further misconstrued until I can speak at this public hearing.

Very respectfully and with best regards,

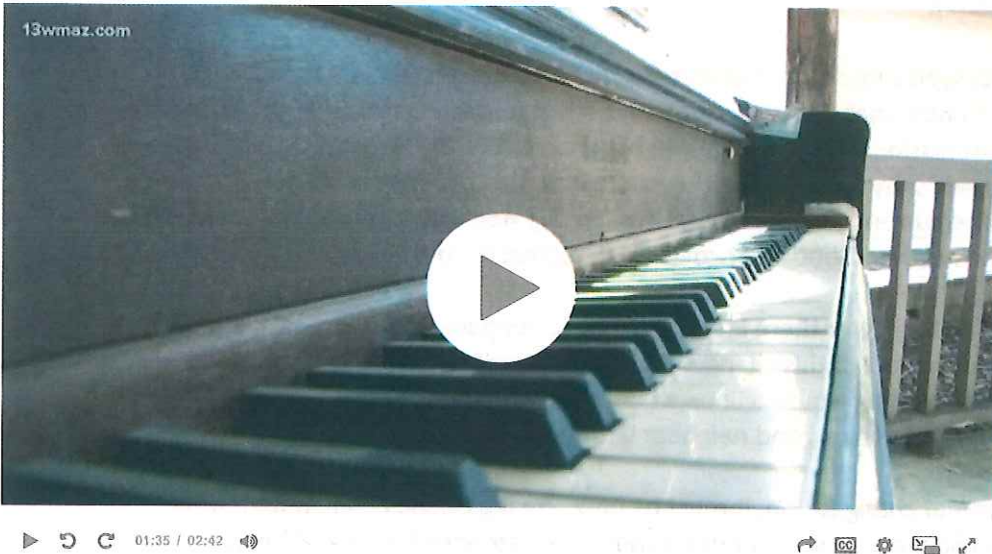


Chris Clark. LA

ENTERTAINMENT

The Allman Brothers' Big House getting major improvements

There is a push to raise money up to create a bigger stage, a bigger yard, and open up the third floor to the public.



Author: Suzanne Lawler
Published: 5:55 PM EDT March 20, 2019
Updated: 6:53 PM EDT March 20, 2019



MACON, Ga. — The 50th anniversary of the Allman Brothers' first jam is coming up next Tuesday. To celebrate, the Big House will have free admission that day. But much bigger plans are in the works for the property.

10,000 fans a year come to the Big House to pay homage to the Allman Brothers, but director Richard Brent says down the road, they'll get to see more of 2321 Vineville Avenue.

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"And then as far as the Big House goes, the third floor, which currently houses the offices and archives, will be renovated to be what it was when the band lived here," Brent said. "So Red Dog slept up there, the pool table was up there, so they did a lot of hanging, playing music, and shooting pool."

Right now, the third floor houses offices and the entire Allman collection that will move to the house next door.

RELATED: 'Capricorn was a place where the lightning struck:' Mercer works to renovate Macon's historic studio

"The first floor of this house will be used for events and entertainment. There will be a bar with a deck where people can potentially buy into a VIP experience and be able to stand right there and hear great music being played right here, so a lot of great opportunities here," Brent explained.

An architect in Atlanta has already drawn up plans to make the stage and the yard around the Big House even bigger. **"With a bigger yard, we can do bigger events," Brent projected.**

The Allman Brothers Big House sees major changes: Behi...



If you've visited the Big House, you know there are thousands of artifacts, but now, a coffee table book is going to come out to help fund what they're now dubbing the Allman Complex.

"The fans have always wanted to see our entire collection. Well, you won't get the whole collection in this book, but you will get a whole lot of stuff you haven't seen before, stuff we've never even displayed before," he explained.

Brent says nothing is going to happen overnight -- the plan is to have things done in the next two to three years.



"It's wonderful to see people enjoying themselves, just like the brothers were playing Central City Park back in the day," Brent said with a smile.

As for the coffee table book, it's for sale on the Big House website.

The 300-page book will eventually show up in the gift store for \$50.



Commission Hearing Date: 10 April 2023

Design Review Board Meeting: _____

Application Type:

- | | |
|--|--|
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Certificate of Appropriateness - DRB |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Certificate of Appropriateness - Comm |
| <input type="checkbox"/> Manufactured Home | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Sign | <input type="checkbox"/> Request for Rehearing |
| <input checked="" type="checkbox"/> Text Amendment | <input type="checkbox"/> Violation |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Appeal |

Is this item on the consent agenda?

- Yes
- No

Parcel # P071-0345

Address 2321 Vineville Ave

Applicant The Big House Foundation, Inc

Zoning District HR-3, Historic Residential 3

Application Description to amend section 1.02 and section 21.05[2](c) of the Comprehensive Land Development Resolution

Items & Approvals required:

- None, issue once approved
- Macon-Bibb Engineer
- Health Department
- Macon Water Authority
- Fire Department
- Traffic Engineer
- GDOT
- Variance
- Landscape plan
- Certificate of Appropriateness
- Additional applications: _____

Items & Approvals obtained:

- None, issue once approved
- Macon-Bibb Engineer
- Health Department
- Macon Water Authority
- Fire Department
- Traffic Engineer
- GDOT
- Variance
- Landscape plan
- Certificate of Appropriateness
- Additional applications: _____

Application Accepted by Margaret Peth

Staff Report by _____

Sign provided to _____

Hearing Results:

- Approved
- Denied
- Deferred to _____ agenda

