

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Text Amendments to the Lowndes County Unified Land Development Code (ULDC)

DATE OF MEETING: June 9th 2015

BUDGET IMPACT:

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

FUNDING SOURCE:

() Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

Text Amendment TXT-2015-01 Main Focus: MAZ

HISTORY, FACTS AND ISSUES:

ULDC Text Amendment TXT-2015-01 is primarily aimed at regulations concerning the Moody Activity Zoning Districts (MAZ)'s. While regulations related to the MAZ's were the main focus (Sections 1.09.01, 2.01.06, 2.03.03, 4.01.02(F), 4.01.03(B), 4.02.04, 4.07.06, 5.02.02, 5.02.08, 5.03.02, 5.04.07, 5.05.03, 5.04.04, 8.02.02, 9.01.05), other regulations, including but not limited to, residential dwellings (9.01.01, 9.01.02), family ties land divisions (4.04.04), the Valdosta Regional Airport Overlay (4.02.03), bed and breakfasts (2.03.03), commercial greenhouses and nurseries (2.03.03, 4.03.03), telecommunications towers (5.05.03, 5.05.04), sign regulations (5.04.07, 9.01.06), land disturbance regulations (Appendix A Section 4(C)), administrative and/or clerical changes (4.03.00, 4.01.01(G), etc. – See Attached Planning Division Notes), and the updated adoption of the Lowndes County Zoning Map (2.01.01) are also included within this text amendment. To help organize these amendments efforts have been made with this coversheet, the attached Planning Division amendment notes, and with the strikethrough (Proposed Deletions) and underline (Proposed Additions) formatting of the proposed amendments to try to make clear which changes are proposed. For additional reference, an MAZ presentation, Planning Division amendment notes, other various comments, amendment cuts i.e. short versions of some of the proposed amendments, and a proposed draft of the zoning map, are included as a part of this case. Overall, the goal for these amendments concerning the MAZ is to obtain a better balance between private property owner rights and protecting Moody AFB. That goal being stated staff has still made efforts to meet or exceed federal guidelines that are recommended for areas classified as within an airport community¹. For historical reference the direction to further address the MAZ regulations was really triggered with a rezoning near the end of 2012. This rezoning (REZ-2012-17) sought to change ~23 acres of MAZ zoning to R-10. That proposed MAZ to R-10 rezoning spurred on debate at the time about the MAZ regulations and triggered a text amendment (TXT-2012-02). The main focus of TXT-2012-02 was to reduce the residential density requirements in MAZ III from 2.5 acres to 1 acre. Both the rezoning and the text amendment received opposition from the community and from Moody AFB. Eventually, both of the requests were withdrawn before the LCBOC made a decision on them.

The original timeline goal for these current amendments was for LCBOC consideration on June 9th. When the GLPC was originally presented the amendments at their work session on May 18th they expressed concerns related to having enough time to review such important amendments. Based on those concerns and preliminary confirmation with County Leadership about the request for additional

¹ Federal guidelines in this context primarily consist of the opinions and perspectives of staff at Moody AFB and the land use compatibility guidelines published by the US Department of Transportation in their Airport Noise Compatibility Planning documents (Federal Register, Volume 49, Number 244. – December 18th 1984)


time staff began to pursue an alternate timeline. The current recommended timeline is as follows: June 29th GLPC meeting and, depending on LCBOC consideration, a July 28th LCBOC meeting. At their May regular meeting the GLPC voted 7-0 to recommend tabling the request for 30 days i.e. to their June 29th regular meeting.

OPTIONS:

- 1. Approve
- 2. Approve with Conditions
- 3. Table
- 4. Deny

RECOMMENDED ACTION: Option #3 to the July 28th LCBOC Meeting

DIVISION: Planning

County Planner: Jason Davenport 


County Manager

Action by the Board: _____