

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

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

DATE OF MEETING: October 27<sup>th</sup> 2015

BUDGET IMPACT:

FUNDING SOURCE:

Annual  SPLOST  Capital  N/A

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

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 (2.03.03, 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), signs (5.04.07, 9.01.06), land disturbance (Appendix A Section 4(C)), administrative and/or clerical changes (4.03.00, 4.01.01(G), etc. – See Attached Amendment #13), 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 to try to make clear which changes are proposed. Those efforts include the following: detailed reference information within this coversheet, a list of the amendments by groups with results, and the strikethrough (Proposed Deletions) and underline (Proposed Additions) formatting of the proposed amendments. For additional reference, an MAZ presentation, a proposed draft of the zoning map, and other various comments<sup>1</sup> are included as a part of the materials as well.

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 community<sup>2</sup>. For historical reference the direction to further address the MAZ regulations was really triggered with a rezoning near the end of 2012 (REZ-2012-17). REZ-2012-17 sought to change ~23 acres of MAZ zoning to R-10. The debate and discussion surrounding the case involved the MAZ regulations, specifically density, and triggered a text amendment (TXT-2012-02). The main focus of that triggered text amendment, 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.

<sup>1</sup> These other various comments include the initial comments from both the Chamber of Commerce and the South Georgia Military Affairs Council.

<sup>2</sup> 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 18<sup>th</sup> 1984)

Since the initial public presentation of these amendments in May the main changes have been aimed at allowing additional density for properties in MAZ II and MAZ III and some type of consideration for the existing noise regulations. The density allowances were initially presented as being further limited than the previous proposal (TXT-2012-02) and would only apply to families and agricultural workers, similar to what is currently allowed in the agricultural zonings in the County (E-A and R-A). The initial presentation of these family and agricultural worker types of allowances were ultimately withdrawn due to concerns over the long-term potential increases in density and the negative impacts that they may have on Moody AFB. In lieu of those family and agricultural worker density increases County leadership has discussed investigating some form of financial relief for MAZ property owners. It should also be noted that after the initial drafts of the text amendments were released in May Moody AFB released their latest Air Installation Compatible Use Zone (AICUZ) Study (July 9<sup>th</sup>). The AICUZ study should serve as a baseline for the base's current land use impacts, land use concerns, and land use direction. A helpful aspect of this recent AICUZ study is that it applies to more than just Moody AFB property. The AICUZ also studies properties outside of Moody AFB in the surrounding area. For further reference, additional clarification and background on compatible land uses, density, and noise is included within the AICUZ study<sup>3</sup>.

Thus far the amendments have been advertised for two separate case cycles and been consistently tabled to help address initial comments and allow time for additional communication and investigations from staff and Moody AFB. After formalizing communications relative to the new leadership at Moody AFB, Staff has continued to communicate with staff at Moody AFB and County Leadership in an attempt to formalize the amendments. At present staff believes the current drafts reflect verbal agreements with Moody AFB staff on all amendments except Amendment #8 dealing with Bed and Breakfasts. More formalized comments from Moody AFB are expected to be delivered before or during the GLPC public hearing on the request. Pending those formalized comments from Moody AFB, from a staff standpoint these amendments are overall consistent with the Comprehensive Plan and a TRC recommendation is expected to be finalized before the GLPC meeting.


The current public hearing/meeting timeline is as follows: October 26<sup>th</sup> GLPC and October 27<sup>th</sup> LCBOC. Pending further comments and direction, Staff is planning on obtaining a recommendation from the GLPC and then requesting a tabling from the LCBOC. The motivation behind the LCBOC tabling is due to the short timeframe between the GLPC and LCBOC meetings. I do not expect the full versions of the ULDC to be ready in time for the October 27<sup>th</sup> LCBOC meeting and would like adequate time to prepare the full versions of the amendments and share those publically before asking for LCBOC consideration.

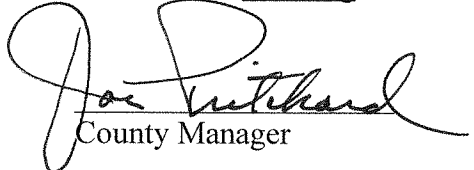
OPTIONS:

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

RECOMMENDED ACTION: Option #3, Table the request to the December 8<sup>th</sup> LCBOC Meeting

DIVISION: Planning

County Planner: Jason Davenport 

  
County Manager

Action by the Board: \_\_\_\_\_

<sup>3</sup> The 2015 Moody AFB AICUZ Study can be downloaded at: <http://www.moody.af.mil/environmentalinitiative.asp>