

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

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

DATE OF MEETING: December 8<sup>th</sup> 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:

Most of the proposed updates have not changed since they were initially presented in May. Since the updates were presented last month in October please find a list of the major updates below to help focus the review.

Major Updates to Report:

1. Coversheet
  - a. History, Facts, and Issues
  - b. Amendment #1 Description
  - c. Amendment #4 Description
  - d. Amendment #8 Description
  - e. Addition of TRC and GLPC Recommendations
  - f. Updated Other Various Comments Section (Updated Chamber of Commerce Position)
2. PowerPoint Presentation
  - a. Slides 13, 14 (Added), 15, 16, 17, 21 (Added)
3. Proposed Changes to the ULDC
  - a. Formatting – Efforts were made to change the tracked changes to show insertions or new text as underlined and in Red, deletions as ~~strikethroughs~~ and in gray, and formatting changes in black.
  - b. Amendment #3
  - c. Amendment #8

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, 5.05.04, 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 and hotel/motels (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.

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 be limited to legal non-conforming lots, accessory dwellings, and family ties/agricultural workers (Similar to what is currently allowed in the agricultural zonings in the County). The initial presentation of these accessory dwelling and family ties/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 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 have been consistently tabled to help address comments and allow time for additional communication and investigations from staff and Moody AFB. From a staff standpoint these amendments are overall consistent with the Comprehensive Plan and the various TRC and GLPC recommendations may be found listed by amendment below. It should be noted that at the GLPC meeting Moody AFB Staff addressed the GLPC before the normal for/against public hearing portion of the request. During the public hearing portion of the request no one spoke for it and representatives from both the Valdosta-Lowndes County Chamber of Commerce (Chamber) and the South Georgia Military Affairs Committee (SGMAC) spoke against it. For reference, when the Chairman of the Chamber and the Co-Chairman of the SGMAC spoke they were

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<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)

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

not opposed to all of the 14 amendments. The details of the Chamber's updated position has been included within this packet under the Other Various Comments section.

OPTIONS:

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

RECOMMENDED ACTION: TRC and GLPC Recommendations Listed Below

DIVISION: Planning County Planner: Jason Davenport 

  
County Manager

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