

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

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

DATE OF MEETING: June 24, 2024

Regular Meeting (x)  
Work Session (x)  
Recommendation

BUDGET IMPACT: N/A  
(x)

Policy/Discussion ( )

FUNDING SOURCE: ( ) Annual ( ) SPLOST ( ) Capital (X) N/A Report ( )

ACTION REQUESTED ON:

TXT-2024-02

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HISTORY, FACTS AND ISSUES:

ULDC Text Amendment TXT-2024-02 includes general amendments to the Code regarding duplicate definitions, standards eligible for variance and administrative waiver requests, regulation of signage, future text amendment procedures, alignment of technical standards between codes, and administrative and/or clerical changes. To help organize these amendments, they have been grouped together and organized by number. Short versions of the proposed amendments are included as a part of this case in strike-through and underline format. For reference, a timeline of previous and planned actions and additional background on the groups is also attached. The TRC considered the proposed amendments, and found no technical objections. Based on updates and direction from the County Attorney and County Leadership, Planning Staff recommends approval of Amendments 1 through 7.

Completed:

1. 6/3/24 Application Deadline
2. 6/2024 Attorney Review
3. 6/11/2024 TRC Review
4. 6/2024 VDT Advertisements Published (Public Notice)
5. 6/12/2024 TRC E-mail Drafts
6. 6/17/2024 GLPC WS (Public Meeting)
7. 6/18/2024 TRC Recommendation
8. 6/2024 Contact GLPC, ZBOA, Chamber, HBA, VLDA

Planned:

9. 6/24/2024 GLPC (Public Hearing and Public Meeting)
10. 6/2024 TBD Website Update
11. 7/8/24 LCBOC WS (Public Meeting)
12. 7/9/24 LCBOC (Official Public Meeting and Public Hearing)
13. TBD Website Update

OPTIONS: 1. Approve      2. Approve with Conditions      3. Table      4. Deny

DIVISION: Planning      Staff: JD Dillard, Trinni Amiot, Jason Davenport, Glen Coyne (GMC Network)\_

Action and Motion by the Board: \_\_\_\_\_



## **Amendment #1**

### 1.09.02 Definitions

Parent tract or parcel. A Lot of Record as of the original adoption date of the ULDC, May 9<sup>th</sup> 2006.

### 9.01.00 Nonconforming lots, structures, and uses

#### 9.01.02(B)

New 1, Numbering 1 to 2 and 2 to 3

1. The computed averages below shall not result in a setback of less than eight (8) feet from a property line.

### 9.02.00 Variances

#### 9.02.02 Types of Variances

A. Except as specified in 9.02.02(B), the following regulations shall allow for variance requests: Chapters 3, 4, 5, 6, and Chapter 9 Section 9.01.00.

B. The following regulations shall not allow for variance requests:

1. Chapters 1, 2, 7, 8, 10, and Chapter 9 Sections 9.02.00, 9.03.00, 9.04.00.
2. Reductions in setbacks from Chapters 4, 5, and 9 shall not result in a setback of less than eight (8) feet from a property line.
3. Increases in the number of lots allowed on a Cul-de-sac from Chapters 4 and 6.
4. Reductions in the Minimum Lot Area in Chapter 4 shall not result in a lot area less than 80% of the standard lot area for the zoning district.

C. Appeals of Administrative Actions shall be governed by Section 10.04.00 and Land Disturbance regulations, as also approved by EPD, shall be governed by Appendix A.

### 9.03.00 Administrative Waiver

9.03.01(A) . . . provided one of the following standards is met and the reduction does not result in a setback of less than eight (8) feet from a property line:

## **Amendment #2 LCBOC / GLPC**

Show sections below in full with the following modifications:

Table 10.01.03 – Delete GLPC X for Amendments

10.01.05(D) – Strike item 2

10.02.07 – No changes at this time – show section in the draft amendment package

## **Amendment #3 Duplicate Definitions**

The intent with this amendment is to eliminate duplicate definitions in Chapter 1 and Appendix A.

#### **Amendment #4 Signage**

The intent with this amendment is to address signage related to the medical marijuana/cannabis industry.

1. 5.04.00 Signs  
5.04.06 Special Limitations  
D. Medical Marijuana/Cannabis/Hemp Related Signage
  1. Retail sales, retail stores, medical clinics, and medical facilities where all or a portion of their operations are related to the medical marijuana, cannabis, or hemp industries shall be limited to the following:
    - a. A green cross logo or symbol and/or
    - b. Text, provided the text does not conform to a shape other than section (a) above.

Or

2. 5.04.00 Signs  
5.04.03 Prohibited Signs  
New R. Old R becomes S  
R. Signs, or any portion thereof, which display a marijuana leaf, cannabis leaf, or hemp leaf.

Or

3. Do not proceed

#### **Amendment #5 Bold v Capital**

The intent of this amendment is to address how a ULDC defined term appears in the code.

#### **Amendment #6 Minor**

The intent with this amendment is to change the ZBA references in the ULDC to ZBOA.

#### **Amendment #7 Cul-de-sac Radius (Pending County Leadership Consideration)**

The intent of this amendment is to address recent changes in the International Fire Code (IFC). The IFC updates the cul-de-sac pavement to 96". The ULDC currently has an 80" standard. Engineering has recommended 100" to help with design and construction.

##### 6.01.02 Streets and Rights-of-Way

##### F. Design Standards

##### 2. Cul-de-sacs

##### 6.01.02(F)(2)

(b) right-of-way . . . one-hundred twenty (120) ~~100~~ feet.

(c) paving . . . one-hundred (100) ~~eighty (80)~~ feet.

(d) temporary . . . one-hundred (100) ~~eighty (80)~~ feet.

#### **Future Consideration: Utilities Connections Requirements and Base Standards**

The intent of this amendment is to add a utilities connection base standard to the proposed list in Amendment #1 (9.02.02(B))