

Private Water Systems

1. Add the following language to:

ULDC Section 6.03.03 Potable Water System Requirements

G. All new or expansions of private water systems are required to have permanent on-site generator-based back-up power. The permanent on-site generator-based back-up power is required to be maintained and have the capability to consistently serve the entire system.

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2. Section Headings Changes: New Section H (Formerly G) and New Section I

Tree Bank

1. Reflect 4.07.07 throughout the draft document (At times referred to 4.02.07)
2. Re-letter Sections 4.07.07 A through H
3. Add the to 4.07.07(H)(5)(a)
4. Reflect 9.02.02(B)(4) for the variance addition
5. Replace 4.07.07 (D) with:

These regulations establish Protected Trees as any oak, bay, magnolia, or cypress tree measuring eight (8) inches in diameter at breast height (dbh) or greater. Protected trees also include any other tree measuring twenty-four (24) inches dbh or greater. All pine and pecan trees, even those over 24 inches dbh, are not considered protected trees.

6. 4.07.07(H)(4)(f) change streetscapes to landscaping
7. Change 4.07.07(H)(4) to 150"
For the purposes of this penalty calculation, a baseline of one-hundred and fifty inches (150") of Protected Trees per acre shall be applied.
8. 4.07.07(H)(5)(b) change an enterprise account to a fund
9. Staff has also reviewed projects that are in process under the current regulations and enforcement. The plan is to offer these projects use of the current enforcement count (Oaks only) and/or up to a 50% variance option.

Minor Amendments

1. Correct/Address typos, lettering, bolding/unbolding, numbering, pagination, headers, footers, tables of contents, etc.

Access

1. Question(s) regarding the proposed policy goals. The proposed policy goals are not conditions and would not require a variance for relief. They would be enforced on a case-by-case basis for each applicable subdivision that is choosing to expand. They would be enforced through cooperation with the County Manager after analysis by the TRC. Some of the goals are expected to apply to all or most subdivisions that choose to expand and some are not.
2. As an alternative, staff has prepared regulations below that limit the development on a cul-de-sac to a maximum of 80 dwelling units.

TXT-2024-03 Access Amendment ULDC Text

Option B Compromise (Over 80)

1.07.04 Building and Construction Codes

A. State Minimum Standard Codes

1. Unless otherwise specified in this ULDC, the~~The~~ following State Minimum Standard Codes, specified in OCGA § 8-2-20(9)(B), as adopted, revised, and amended by the Georgia Department of Community Affairs pursuant to OCGA § 8-2-23(a), and any new editions thereof adopted by the Georgia Department of Community Affairs pursuant to OCGA § 8-2-23(b), including appendices thereto as provided by OCGA § 8-2-21(1), shall be enforced by the Board of Commissioners throughout the unincorporated area of Lowndes County.

B. State Minimum Fire Safety Standards

1. Unless otherwise specified in this ULDC, the~~The~~ State Minimum Fire Safety Standards adopted in the Rules and Regulations for State Minimum Fire Safety Standards promulgated by the Georgia Safety Fire Commissioner pursuant to Chapter 2 of Title 25 of the Official Code of Georgia Annotated, enumerated in Ga. Comp. R. & Regs. R. 120-3-3-.04, including subsequent revisions, are hereby adopted and shall be enforced by the Board of Commissioners throughout the unincorporated area of Lowndes County in accordance with and as provided by Chapter 2 of Title 25 of the Official Code of Georgia Annotated.

4.04.02 General Design Standards for Subdivisions

4.04.02(D)

~~A subdivision shall have at least two (2) entrances if the subdivision is planned to have twenty-five (25) or more lots.~~

Cul-de-sac standards are found in Section 6.01.02(F)(2).

6.01.02 Streets and Rights-of-Way

F. Design Standards

2. Cul-de-sacs

6.01.02(F)(2)(a)

~~a. Cul-de-sacs shall be limited in length so that each cul-de-sac serves as street access for no more than twenty-four (24) lots. The amount of **development** and/or **dwelling units** allowed on a **cul-de-sac** or a fire apparatus access road and the requirements for those **streets** shall be governed by a combination of this ULDC and the IFC as amended by the State of Georgia (Appendix D Included). Appendix D 107.1 and 107.1 Exception 1 relating to how many **dwelling units** are allowed on a single fire apparatus access road or **cul-de-sac** shall both read as eighty (80) **dwelling units** or **lots**. When calculating **dwelling units** for this section, in addition to the **primary building (dwelling)** count, each potential or existing **accessory dwelling**, if allowed, shall count as one (1) additional **dwelling unit** per allowance. Each potential or existing **duplex or two-family dwelling**, if allowed, shall count as two (2) **dwelling units** per allowance. If the potential **development** for either of these or other types of **dwelling units** are restricted through rezoning conditions, restrictive covenants, and/or platting notes then their calculation in the total number of **dwelling units** may be lessened.~~

~~b. For new **developments** that propose more than 30 and at or less than 80 **dwelling units** or **lots** further **development** on a **cul-de-sac** may be allowed provided that the policy goals set by the County Manager for such **development** are considered and, where appropriate, implemented (For **developments** that existed as of November 12th 2024 See Section 9.01.07).~~

~~b. c.~~

~~e. d.~~

~~d. e.~~

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9.01.07 Nonconforming Access

Chapter 9 Table of Contents

9.01.07 Nonconforming Access

9.01.07 Nonconforming Access

A. For existing **developments** that **propose or** have more than 30 and at or less than 80 **dwelling units or lots** and primarily use one access road as of November 12th 2024 further **development on a cul-de-sac** may be allowed provided that the policy goals set by the County Manager for such **development** are considered and, where appropriate, implemented.

B. For existing **developments** that have over 80 **dwelling units or lots** and primarily use one access road as of November 12th 2024 (Pebble Creek/Pebbleridge accessed off of South Bend Drive, Lake Alapaha accessed off of Lake Alapaha Boulevard, Kinderlou Forest, Walker Run, Quarterman Crossing, and White Oaks accessed off of Idlewood Drive) further **development** shall not be restricted by 6.01.02(F)(2)(a).

9.02.00 Variances

9.02.02 Types of Variances

B. Variances shall be allowed from the requirements set forth in Chapters 3, 4, 5, 6, ~~and~~ Section 9.01.00 of Chapter 9, and Appendix D of the IFC as amended by the State of Georgia related to **cul-de-sacs** and fire apparatus access roads, provided however:

2. The ~~number of lots~~ amount of development allowed on a cul-de-sac ~~allowed by Chapter 6 Chapters 4 and 6~~ shall not be increased.