



**2024 Unified Land Development Code (ULDC) Text Amendment Status
TXT-2024-01**

1. Core Amendments Scheduled

- (1) Sign Regulations (5.04.00, 5.01.00)
- (2) Conservation Subdivisions (4.05.01)
- (3) Procedures for Conducting Public Hearings (10.00.07)
- (4) Minor Amendments (Typo's, Formatting, etc.)

2. Additional Amendments (Pending County Leadership Support):

- (5) Vehicle Repair Shops (4.03.11)
- (6) 30-day Notice for Variance Advertisements (10.03.00)
- (7) Ch. 10 Submittal/Platting Requirements
 - (a) Drawing Sheets 30"x60" (10.02.01(B)(2))
 - (b) TRC Chair & Director of Engineering signature lines (10.02.02(B)(4)(e))
 - (c) Mylars & Bluelines (pgs. 10-10, 10-11, 10-19, 10-20)
- (8) Determination of Completeness (10.01.02)

3. Options

Option A Finalize Amendments for Initial Consideration, begin reviews, and proceed toward LCBOC consideration on April 9th, 2024

- LCBOC Work Session February 26th
- GLPC Work Session March 18th
- GLPC Regular Session March 25th
- LCBOC Work Session April 8th
- LCBOC Regular Session April 9th

Option B Continue to work on additional amendments until a later date

4. Notice

Option A (Minimum) County Attorney Review, TRC Review, VDT Advertisement, GLPC Public Hearing and Recommendation, LCBOC Public Hearing and Decision

Option B (Recommended) County Leadership Review (Completed), LCBOC Preview (Current), GLPC Preview, Planning and Zoning Review, Consultant Review, County Attorney Review, Moody Review, TRC Review, Sign Companies Review, HBA Review, Chamber Review, GLPC Work Session, Additional Notice (Social Media), VDT Advertisement, GLPC Public Hearing and Recommendation, LCBOC Public Hearing and Decision

5. Staff

JD Dillard, Trinni Amiot, Jason Davenport, and Glenn Coyne (GMC Network – Goodwyn | Mills | Cawood)



Amendment #1
Sign Regulations DRAFT
January 16, 2024

Amendments to Sign Regulations

There are two levels of revisions identified to update the sign ordinance section of the Lowndes County ULDC.

First, is a series of minor amendments to address several of the most frequently requested variances. This section outlines these minor amendments for consideration and action by the Board of Commissioners in the short-term.

Second, and more complicated, is a series of amendments that are recommended as a result of recent court cases related to sign regulations. These amendments will require a more extensive revision to the sign ordinance and will be presented at a later date. The most important feature of this larger set of revisions is the need to address the concept of “content-neutral” regulations. That is, the sign ordinance should not regulate signs based on the content or the message of the sign. Examples include political signs, temporary signs and directional signs. The County may certainly regulate signs, and the solution is to revise the ULDC to regulate signs by size, number, location, construction, illumination and duration.

Therefore, the series of minor amendments recommended in this section are intended as an interim action only, recognizing the need in the near future to fully address a more comprehensive review and amendment to the sign ordinance section of the ULDC.

From meeting notes:

Lowndes County staff have provided a markup of the sections requiring minor adjustments to address the most popular sign ordinance variance requests.

Topic #1:

Several of the standards presented in Section 5.04.05, Provisionally Exempt Signs, have been the subject of repeated variance requests. In most cases, these variances have been approved, indicating support for a revision to the standards. The specific types of signage that should be revised are:

- Directional and parking signs for entrances to commercial uses that have significant truck traffic, and
- Signage for drive-through facilities, especially menu boards and for multiple drive-through lanes.

Topic #2:

Recent trends in the design of commercial buildings have resulted in difficulty in limiting signage to one wall of the building. More often, there is a single sign on the front of the building and



additional signs on the sides and rear of the building. The existing signage standards have been continuously open to variance requests. In most cases, these variances have been approved, indicating support for a revision to the standards. The goal is not to substantially increase the overall area of signage, but allow a design which distributes the allocation of sign area to additional walls of the building.

Topic #3:

There have been several developments recently that are arranged as a campus, bringing unique signage challenges. The most prominent example is the hospital. Similar situations could include educational facilities and religious institutions. For any development arranged as a campus such as hospitals, educational facilities and religious facilities, incorporating three (3) or more buildings, the campus may request additional signage, similar to the existing provisions for a shopping center.

Topic #4:

Currently addressed only as an asterisk below Table 5.04.07(E)(3), there is an existing provision that allows subdivision developers to install two permanent signs at the entrance of the subdivision. Because of confusion with this provision, this should be more prominently established in the ULDC language.

Recommended Code Amendment:

1. Amend several subsections of Section 5.04.00:

Section 5.04.05, Provisionally Exempt Signs in Table 5.04.05. Standards for Provisionally Exempt signs.

Section 5.04.07, Tables of Sign Standards for Permanent On-Site Signs in Table 5.04.07(E)(3). Number and Types of Permanent On-site signs.

Section 5.04.07, Tables of Sign Standards for Permanent On-Site Signs in Table 5.04.07(E)(4). Design Standards for Permanent On-site signs.

Section 5.04.07, Add new Section H for Campus signage.

Section 5.04.07, Add new Section I for Subdivision entrance signs.

DRAFT AMENDED SECTIONS:

5.04.05 Provisionally Exempt Signs



Signs identified in this section may be placed without a permit, provided that such signs comply with the standards in Table 5.04.05.

Table 5.04.05. Standards for Provisionally Exempt signs.

Type of sign	Standards
Identification signs, including parking identification signs	<u>Auto-oriented Entrances:</u> <ul style="list-style-type: none"> • <u>Five (5) s.f. or less in area, and</u> • <u>Maximum height of three (3) feet</u> <u>Semi-truck Entrances:</u> <ul style="list-style-type: none"> • <u>Eight (8) s.f. or less in area, and</u> • <u>Maximum height of five (5) feet.</u> • No individual letters, symbols, logos, or designs in excess of eight (8) inches in vertical or horizontal dimension
"No trespassing" or "no dumping" signs	<ul style="list-style-type: none"> • Eight (8) s.f. or less in area
Menu/preview boards or price lists for drive-through facilities	<ul style="list-style-type: none"> • <u>Maximum of two (2) such boards per drive-thru lane, and</u> • <u>Maximum area of twenty-four (24) <u>sixty (60)</u> s.f. per board or less and a maximum of one hundred s.f. (100) per drive thru lane, and</u> • <u>Located adjacent to and oriented toward for visibility only within the drive-through thru area(s)</u>
Real estate signs	<ul style="list-style-type: none"> • Sixteen (16) s.f. or less in area in R-10, R-21 and R-1 zoning districts, or • Thirty-two (32) s.f. or less in all other zoning districts, and • Located on property for sale or rent, and • Located only during the period of offering for sale or rent
Construction signs	<ul style="list-style-type: none"> • Sixteen (16) s.f. or less in area in R-10, R-21 and R-1 zoning districts, or • Thirty-two (32) s.f. or less in all other zoning districts, and • Located on property where a valid building permit has been issued and has not expired
Yard or Garage sale signs	<ul style="list-style-type: none"> • Eight (8) s.f. or less in area, and • Located on the property on which a sale is being conducted, and • Limited to the period of the sale, but not to exceed two (2) weeks per year per lot
Occupant or owner identification sign	<ul style="list-style-type: none"> • Four (4) s.f. or less in area when located in a residential zoning district
Pennants	<ul style="list-style-type: none"> • Individual pennants shall not exceed twelve (12) inches on any one (1) side. The length of



	the pennant streamer shall not exceed the length of the street frontage of the property on which the pennants are located.
Directional signs	<ul style="list-style-type: none"> • Five (5) s.f. or less in area per sign or a cumulative total not to exceed twenty (20) s.f. and • The sign height shall be limited to three (3) <u>five (5)</u> ft.

5.04.07 Tables of Sign Standards for Permanent On-Site Signs

Table 5.04.07(E)(3). Number and Types of Permanent On-site signs

Sign Type:	Freestanding	Canopy	Wall	Awning	Projecting
Zoning District: R-10, R-21, R-1, Residential or Mixed-Use P-D or PD-R, Residential MAZ II or MAZ III	1*	0		0	
E-A, R-A, Non-Residential P-D or PD-R, Non-Residential MAZ II or MAZ III	1*	1 per Canopy side		1 per Building	
OI, C-C, C-G, C-H, M-1, M-2, M-3, I-S	1 per street Frontage	1 per Canopy side	1 wall face per Building-1 sign per building wall, not to exceed 30% of the signable area of the wall	1	1

* Two (2) signs per entrance to the residential Development are permitted.



Table 5.04.07(E)(4). Design Standards for Permanent On-site signs.

Sign Type:	Freestanding	Canopy	Wall	Awning	Projecting
Standard:					
Maximum sign face area	For non-residential zonings 5 s.f. per linear foot of frontage, to a maximum of 750 s.f. For residential zonings a maximum of thirty-two (32) s.f.	Fifty (50) square feet; or One (1) square foot per two (2) linear feet of canopy side	30% of each wall	20% of awning	24 s.f.
Sign location	Set back 5 feet from property line	N/A	Front, side, or rear facade	Front facade	Front facade sign shall not extend more than 4 feet from the building face
Maximum sign Height	35 feet, or 70 feet in C-H, M-1, or M-2 within 660 feet of I-75	N/A	N/A	Lowest part of awning must be a minimum of 8 feet above ground	Lowest part of sign must be a minimum of 8 feet above ground

Proposed New Subsection H:

H. For any development arranged as a campus such as hospitals, educational facilities and religious facilities, incorporating three (3) or more buildings, the campus may be identified by a freestanding ground sign meeting the standards set forth in this section.

- 1. The area of the sign may be increased above the standard set forth for freestanding signs in Table 5.04.07(E)(4) an additional five (5) square feet for each building on the campus, to a maximum sign face area of 1,000 square feet.**
- 2. A Campus with street frontage of 400 feet or more may have an additional freestanding sign for each 400 feet of frontage. Any**



additional freestanding signs shall not exceed 500 square feet in sign face area.

3. One (1) wall, awning, or projecting sign is permissible for each building on the campus. The total area of all wall signs in the center shall not exceed thirty (30) percent of the total wall area as described in Section 5.04.07(E)(3). Allocation of that total area to the individual establishments shall be the responsibility of the owner/operator of the campus.
4. The overall sign package for the campus shall be submitted as a plan for original development approval and for all changes, additions and modifications.

Proposed New Subsection I:

- I. Entrance signs for residential development.
 1. At the entrance to each residential development, up to two (2) signs may be installed to identify the development or subdivision. Each sign shall meet the standards set forth in Table 5.04.07(E)(4).
 2. The location of the entrance signs shall be reviewed as a component of the development plans for location, size, design, setback and safety.

Amendment #2

4.05.01 Conservation Subdivision (CS)

D. Minimum requirements for water and sewer

~~Ideally, the CS shall have access to the Lowndes County water and Lowndes County sanitary sewer systems, or propose to install, a central sanitary sewer system. As an alternative, wells, septic tanks, or other systems that are approved by the Board of Health, Lowndes County Utility Department, or Georgia EPD may also be utilized. a shared drain field may be proposed whereby two (2) or more lots have septic tanks which flow to a drain field in a designated common area or open space. Shared drain fields shall only be allowable when approved by the County Board of Health. A homeowner's or property owner's association shall be required for management and maintenance of the common drain field.~~

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Amendment #3 Public Hearings

10.00.07 Procedures for Conducting Board of Commissioner Public Hearing Procedures

The following rules of procedure shall govern Board of Commissioner public hearings pertaining to applications listed as under their responsibility in Table 10.01.03. The ZBA and the Planning Commission are not required to observe these procedures, development subject to the provisions of this ULDC:

- A. The proposal or request to be considered shall be introduced by the Chair and presented by the County Manager.
- B. Public comments shall be heard in an orderly fashion. Comments and testimony shall be provided in the following order:
 - 1. Citizens speaking in opposition to the proposal or request;
 - 2. The applicant or applicant's agent;
 - 3. Citizens speaking in favor of the proposal or request; and
 - 4. At the discretion of the Chair of the Board of Commissioners.
- Rebuttal.
- C. Any party may appear at the public hearing in person or by agent or by attorney.
- D. Each opponent or proponent person who speaks shall state appears shall identify himself by their name and address, if the person is the applicant, he shall state whether he is the owner of the property or agent for owner.
- E. Each applicant or other interested party who submits documents at the hearing shall identify each document. Each document submitted shall be made a part of the official record of the hearing.
- F. Time periods for testimony:
Opponents shall have a minimum of ten (10) minutes to present data, evidence, and opinions pertinent to the proposal. Proponents, including the applicant and other speaking in favor of the proposal, shall have a minimum of ten (10) minutes to present data, evidence, and opinions pertinent to the proposal. The Chair chair of the board hearing the request or proposal Board of Commissioners may otherwise limit discussion. The chair Chair of the Board of Commissioners board hearing the request or proposal may allow additional time atin theirthe chair's discretion.
- G. The board hearing the request or proposal Board of Commissioners retains the privilege to ask any questions of the County Manager, other staff, or persons who have spoken on the matter.
- H. At the conclusion of the hearing After the final action by the board hearing the request or proposal Board of Commissioners, the Chair board hearing the request or proposal shall announce theits decision. The County Manager shall notify the an applicant or agent in writing of the decision of

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~~the board hearing the request or proposal~~ Board of Commissioners. The written notification shall be made a part of the record.

- I. ~~The Board of Commissioners board hearing the request or proposal may table the application, continue the public hearing where additional information is necessary in order to render a decision. The tabling/continuation shall be to a date certain. Where an application is remanded by the Board of Commissioners to the Planning Commission for consideration of additional conditions, it shall be heard by the Planning Commission on the next available meeting date.~~

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