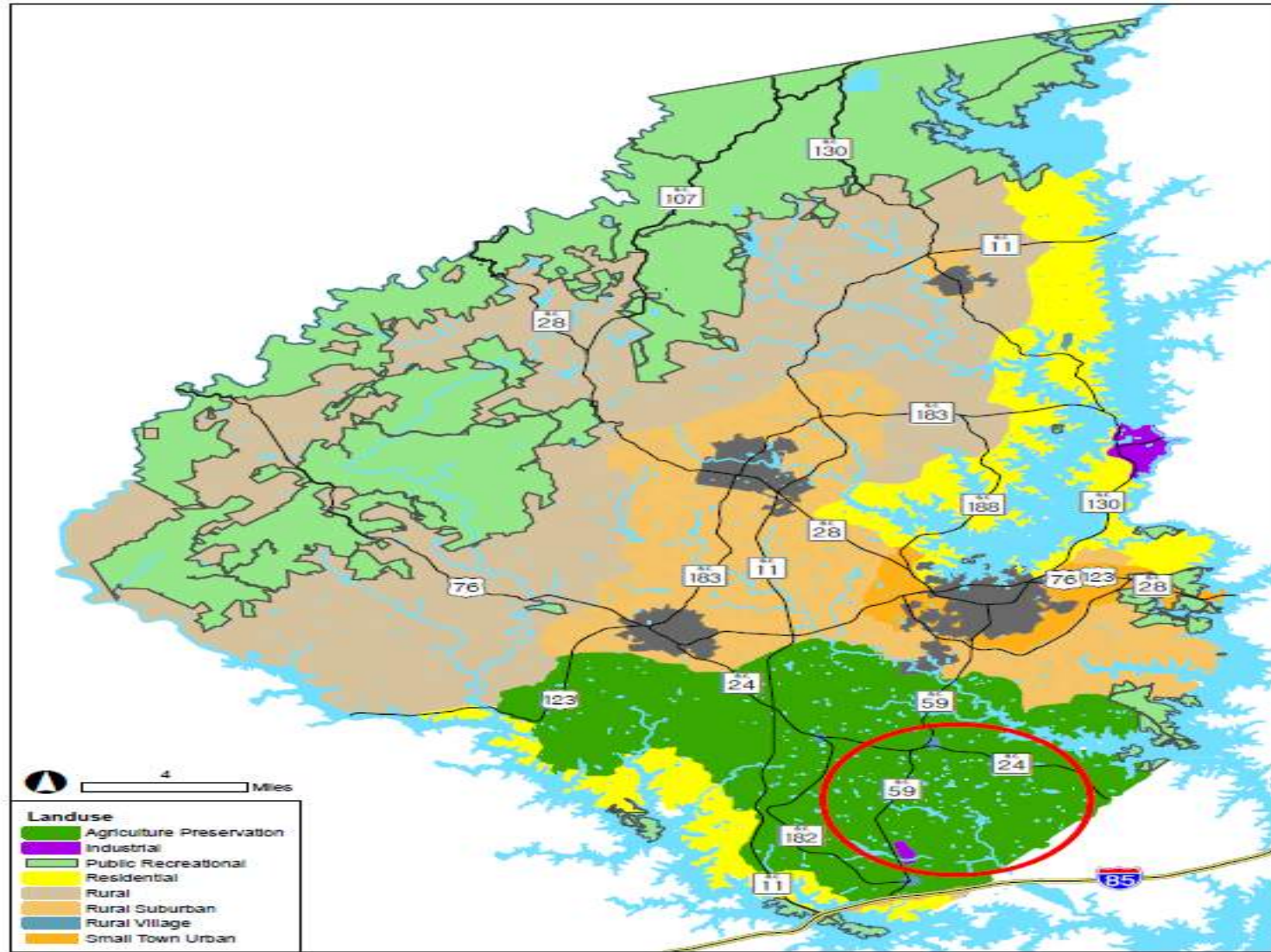


# Ordinance 2016-08

Tokeena-Dairy Farm Rd. Request

# Location on Future Land Use Map



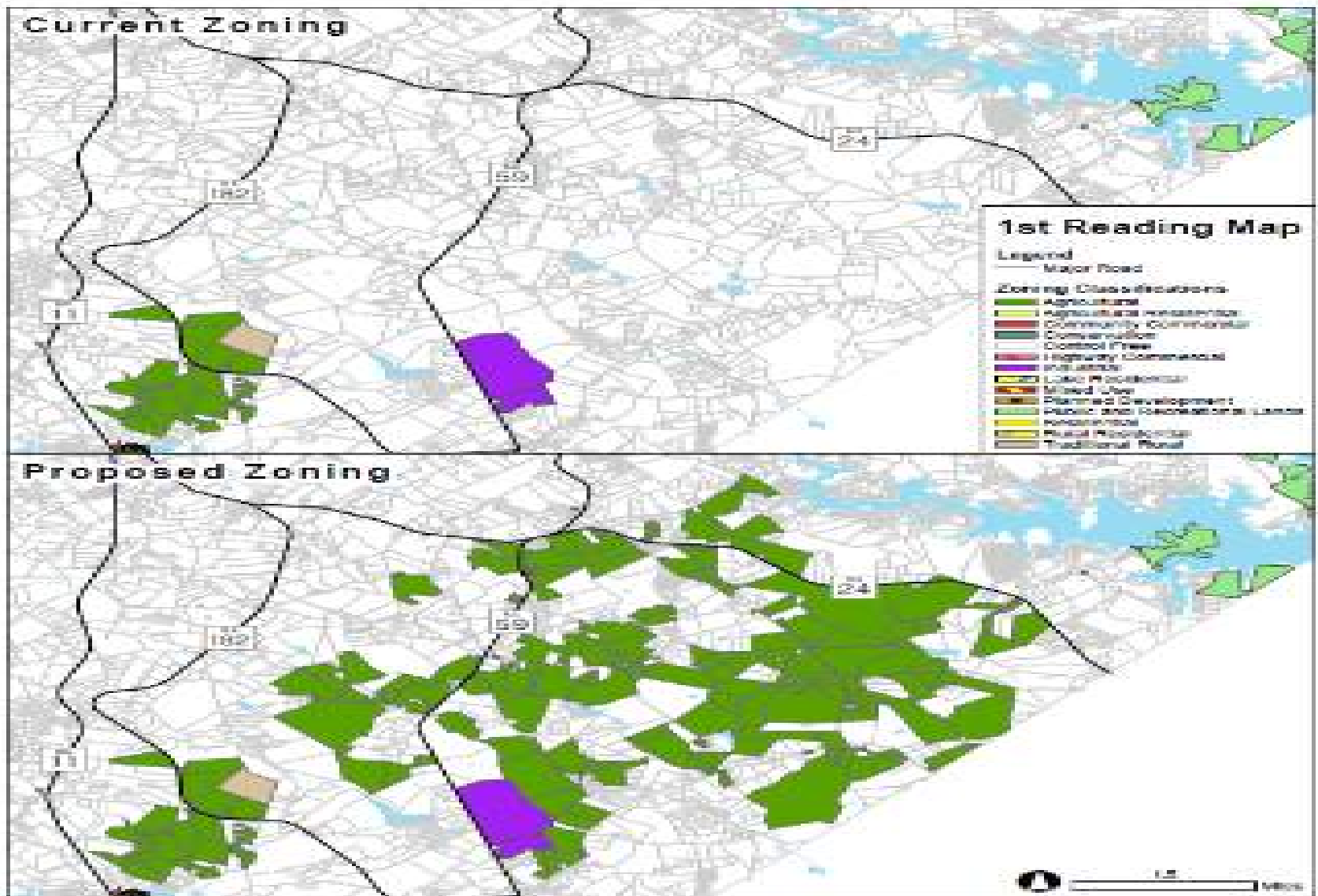
# Background

- The proposed ordinance, 2016-08 (Tokeena-Dairy Farm), stems from a initial rezoning request submitted by Ms. Vickie Marlene Willoughby. The request consists of 176 parcels totaling approximately 7,532 acres the greater Fair Play area. The parcels are located in the agricultural preservation area on the Future Land Use Map and are currently zoned in the Control Free District. As submitted, the parcels, currently in the Control Free District, would be rezoned into the Agricultural District. One parcel in the request would be rezoned into the Community Commercial District.
- 85 owners have signed petitions

# Background

- In accordance with Council's direction, which was provided during the August 16<sup>th</sup> regular meeting, staff compiled the attached letter to those individuals who signed petitions requesting to be rezoned as part of Ordinance 2016-08. The letters were mailed on August 18<sup>th</sup>. All but one of the petitioners requested to be rezoned into the Agricultural District (AD). One petitioner requested to be rezoned into the Community Commercial District (CCD). Letters containing information related to the AD were sent to those who requested AD while a letter containing information related to the CCD was sent to the individual who requested CCD. Staff has a basic public input spreadsheet that we use to track phone calls/emails/walk-ins we receive about a rezoning ordinance. We have been tracking input to date for Ord. 2016-08 and we will continue to do so as we receive input in response to this second notice letter. This public input tracker will be presented to the Planning Commission as part of their review and consideration of Ord. 2016-08.

# Current/Proposed Zoning



# Public Input Received to Date

Date	Method	Name	Comments	
8/8/16	phone	Beaty	had general questions regarding the notice letter; no issues	
	email	Black	regquested that three parcels be added:	
			309-00-03-005	AD
			309-00-03-015	ARD
			309-00-03-004	AD
	email	Schneider	Had general questions; no issues	
8/9/16	phone	Mimms	had general questions regarding which property of his was part of the request	
	phone	Taylor	had questions regarding difference btwn CFD and AD; adjaacent	
	phone	Olbon	had general questions regarding request; no issues	
	phone	Woolbright	general questions regarding notice; no issues	
	phone	Zimmerman	general questions regarding notice; no issues	
	email	Hester	requested not to be added; adjacents	

# Public Input Received to Date

8/10/16	phone	Langdale	general questions regarding notice; no issues
	phone	Rawlings	general questions regarding notice; no issues
	phone	Hall	general questions regarding notice
	phone	Wells Fargo	general questions regarding notice
	phone	Payne	general questions regarding notice; do not wish to be added
			Patricia Simpson Powell
8/11/16	phone	King	returned call but no answer so left voicemail
	phone	Powell	returned call but no answer; returned call and does not want to be added
	walkin	Hyatt	had general questions regarding
8/15/16	phone	Nichles (3)	had a number of questions regarding the request and different zoning districts; signed a petition
	phone	Jordan	mother got notice; had a number of questions
	phone	Lally	general questions

# Public Input Received to Date

8/16/16	phone	Nalley	general questions		
	phone	Nichles	husband plans on requesting removal from the request and husband will sign letter; wants copies of all signed petitions		
	phone	Holbrooks	general questions		
	phone	Dickard	general questions		
	email	Lage	would like to be added	search parcels	
	cc mtg	Powell	concerns regarding provision of AD		
		Nickles	concerns regarding the process, provisions of AD, requested the Council direct staff to mail further information to petitioners		
8/17/16	phone	Nickles	husband plans on visiting office to get copy of the petitions		
	email	Nickles	husband cannot make it today		
8/18/16	phone	Perham	left voicemail		
	phone	Rogers	had general questions regarding the requests		
	email	Lage	confirmed parcels and wants to be added		
			311-00-01-003	AD	
			311-00-01-015	AD	
			311-00-01-021	AD	

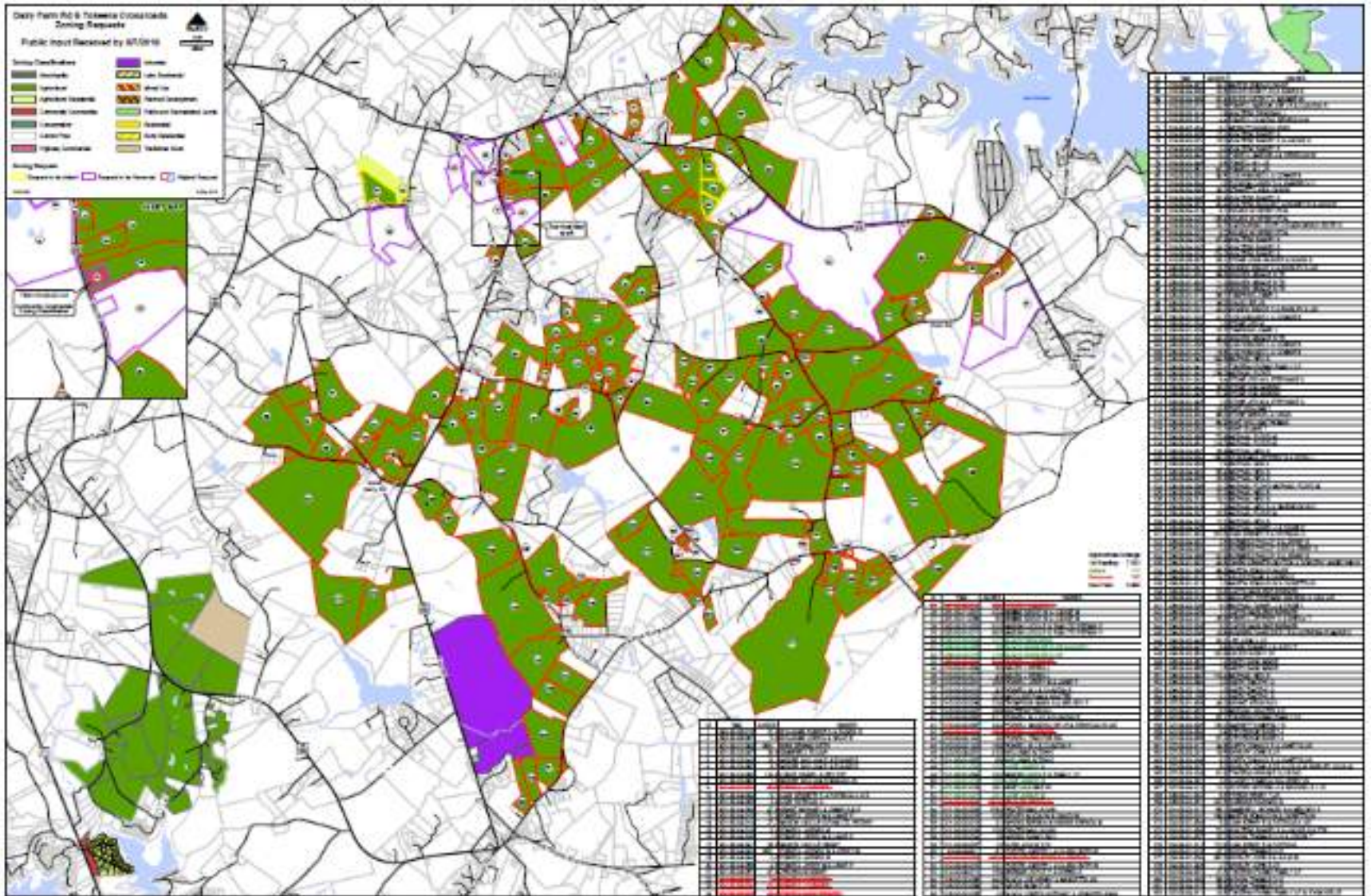


# Public Input Received to Date

8/19/16	phone	Maret	left voicemail
	phone	Maret	had general questions about request
8/29/16	phone	S. Sparkman	owner; general questions and may want to add parcels
	phone	Saski	wanted to know when meeting will be
	phone	Smith	wanted to know when meeting will be.
	email	Saski	wanted info re: Ag Zoning
			staffed emailed what was sent in second notice letter

# Public Input Received to Date

9/6/16	phone	Woolbright	daughter called stating Edith (signed a petition) wanted to be removed 312-00-03-002
			walked in around 4 PM
	phone	Powell	Denver would like all his parcels removed and his daughter's Amanda Amanda 301-00-06-014
			Denver would like all his parcels removed and his daughter's Amanda 301-00-04-003, 301-00-06-001, 301-00-06-004, 301-00-06-008, 309-00-04-003, 310-00-02-134 310-00-01-001
	cc	McCary	312-00-03-002 would like to be removed
	cc	Dean Smith	has 6 AC in area and doesn't want to be included
	cc	Darrel Ables	signed petition and in favor of request
	cc	Tim Donlad	zoning is a tool that can protect farmers
	cc	Frank Ables	zoning is a tool that can protect farmers
	cc	McPhail	encouraged council to forward request to commission



## Sec.38.8.5(2)c

- Parcels totally encompassed by a small area rezoning request, which in their own rights are now unable to meet the minimum requirements of the two methods described above, shall be included by staff in such small area request



# Discussion and Consideration by Commission



# PLANNING COMMISSION: UNIFIED DEVELOPMENT ORDINANCE



Oconee County  
Community Development  
September 13, 2016

# WHAT IS A UDO (UNIFIED DEVELOPMENT ORDINANCE)?

In simple terms it is a set of development standards that combines traditional zoning, subdivision, and other regulations (such as design guidelines, sign regulations, floodplain and stormwater management) into one document.



Advantages of combining all of these regulations into a single document include streamlining review and permit processes; clarifying the scope of a jurisdiction's requirements; and reducing the chance of inconsistent or conflicting development policies.

Additionally, the process of consolidating standards provides an opportunity to update or abandon outdated standards.

Unlike the basic sections of a jurisdiction's Code that are typically created through the piecemeal adoption of individual, jargon-laden ordinances, a UDO intentionally uses simpler, clear language and illustrations presented in an easy-to-read format designed to promote better understanding.

UDOs have grown in popularity since the 1980s, and are now very common throughout the United States.

Many in the development community support UDOs for the increased level of predictability they offer – a benefit that reduces both time and effort and therefore cuts the cost of development.

This slide illustrates one option for a UDO structure created from the current sections of County Code:

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## **Chapter 32 - UNIFIED DEVELOPMENT STANDARDS**

ARTICLE 1. - IN GENERAL

ARTICLE 2. - APPLICATION AND ENFORCEMENT

ARTICLE 3. - OFFICIAL ZONING MAP AND ZONING DISTRICTS

ARTICLE 4. - NONCONFORMING USES

ARTICLE 5. - CONDITIONAL USES

ARTICLE 6. -VARIANCES AND SPECIAL EXCEPTIONS

ARTICLE 7. - AMENDMENTS AND REZONING

ARTICLE 8. - GENERAL PROVISIONS

ARTICLE 9. - ZONING DISTRICTS

ARTICLE 10. - OVERLAY DISTRICTS

ARTICLE 11. - LAND DEVELOPMENT AND SUBDIVISION

ARTICLE 12. - FLOODS

ARTICLE 13. – DESIGN STANDARDS

ARTICLE 14. – DEFINITIONS