



Carl Vinson Institute of Government
UNIVERSITY OF GEORGIA

GEORGIA ASSOCIATION OF ZONING ADMINISTRATORS WINTER CONFERENCE



American Planning Association
Georgia Chapter

February 7-9, 2018

Lake Blackshear Resort and Conference Center
2459-H US Hwy 280 West, Cordele, GA 31015
(229) 276-1004



SCOPE

The GAZA Board of Directors designed the conference based on input from participants' evaluations to address key topics of major concern to those involved in zoning administration.

GAZA

Find GAZA on Facebook at the following link.

www.facebook.com/pages/Georgia-Association-of-Zoning-Administrators-GAZA/296774397161161.

Please LIKE the page and SHARE with others!

PARTICIPANT RECOGNITION

A certificate of attendance from the University of Georgia's Carl Vinson Institute of Government will be presented to each participant at the conclusion of the session on Friday, February 9, 2018. You must be present to receive this certificate. No certificates will be mailed after the conference.

Participants will be awarded Continuing Education Units (CEUs), which will be on record at the University of Georgia. One unit per ten hours of instruction is awarded, with decimal units given for less than ten hours. For instructions on how to access your CEU transcript for classes taken through Carl Vinson Institute of Government, go to www.cviog.uga.edu/trainingrecords.

AICP

Participants will be awarded American Institute for Certified Planners (AICP) Certificate Maintenance credits for scheduled presentations.

REGISTRATION FEE

The conference fee of \$250.00 includes instructional costs, materials, breaks, two breakfasts, a lunch, and dinner for registered attendees. If you care to include a guest(s) in the group meals, please indicate meal selections on the registration form, and submit a separate check for the cost of guest(s) meals by January 23.

The registration deadline is January 23, 2018.

Please register online at the Carl Vinson Institute of Government Website at www.cviog.uga.edu/gaza, and pay by credit card. You may be prompted to request a password to access the online registration system. Once you have received the password, you can view and update your profile and register for the conference.

Payment of fees must be received prior to the conference to guarantee enrollment. Confirmations will be sent to the address listed on the registration form.

CONFERENCE CANCELLATION AND REFUND POLICY

Written notice of cancellation must be postmarked/dated no later than January 16, to receive a full refund of registration fees. Written requests postmarked/dated between January 17, and January 23, will be assessed a 25% administrative fee, and requests postmarked/dated after January 23, are not eligible for a refund. Registrants who fail to attend, cancel, or send a substitute are liable for the full registration fee. Substitution of participant is encouraged over cancellation. To cancel registration or send a substitute, please send notification to Jean Lord @ lordj@uga.edu or via mail at Carl Vinson Institute of Government, University of Georgia, 201 N. Milledge Avenue, Athens, Georgia 30602-5482.

LOCATION

The 2018 GAZA winter conference will be held at the Lake Blackshear Resort and Conference Center, 2459-H US Hwy 280 West, Cordele, GA 31015. For directions, please visit their web site at www.lakeblackshearresort.com.

Nestled in the middle of Georgia Veterans Memorial State Park, our resort is the ultimate destination for any escape. Looking for an adventurous weekday getaway, corporate meeting, romantic weekend or family reunion destination? Our guests will find a variety of activities to suit every taste; golfing, hiking, fishing, dining, dancing and swimming. The natural surroundings put every guest at ease... and in the mood to be creative and productive. Our Southern hospitality and charm sets us apart from other hotel chains. Take in the breathtaking views and beautiful sunsets on the lake while relaxing on the veranda or our private screened porches of the villas and cabins. Any leisure activity you choose will guarantee fun and exciting memories that will last a lifetime.



LODGING

For your convenience, a block of rooms is being held for your event at the Lake Blackshear Resort and Conference Center until 5:00 p.m. EST, **January 23, 2018**. The conference guest room rates range from \$99.00 to \$134.00 plus a daily resort fee of \$10.00 per room per night. Lodging is limited; please call early to secure your lodging needs. When the block closes or all rooms are booked, whichever comes first, the special rate may not be honored, and room availability cannot be assured. Make your reservations at (229) 276-1004 or 800-459-1230 or online at www.lakeblackshearresort.com. When making your reservation, please reference **block code 277160**. **Must use this code online and via telephone to receive the special rate.** Check-in is at 4:00 p.m.; check-out is at 11:00 a.m.

TAX EXEMPTIONS

The State of Georgia allows tax-exemption on lodging charges with a state-issued credit card, check, or by a direct bill to a state agency (with a Georgia State Tax Exemption Certificate). Present your hotel/motel tax exemption form at check-in.

LODGING CANCELLATION

Cancel your reservation by **seven days prior to the arrival date** without penalty. Individual room reservation cancellations received six days or less prior to arrival date will result in a charge of one night's room and applicable tax. Please record and keep your individual cancellation number as "No Show" reservations, as well as "Early Departures", will be charged at 100% of the daily rate of the reservation for the entire reserved stay.

PARKING

Parking is included in the \$10.00 Resort Fee per day.

SPECIAL NEEDS

If you require special services, facilities, or dietary considerations, please contact Jean Lord at 706-542-9534 or lordj@uga.edu. The Lake Blackshear Resort and Conference Center requires that any special dietary requests be made prior to your attendance at the conference. Onsite requests may not be honored or there may be an additional fee for the meal.

DOOR PRIZES

Each member is requested to bring a door prize and a prize for bingo.

CONFERENCE INFORMATION

Jean Lord
706-542-9534 or lordj@uga.edu
Carl Vinson Institute of Government
201 N. Milledge Avenue
Athens, Georgia 30602-5482



AGENDA

Wednesday, February 7, 2018

4:00 p.m.

Board of Directors Meeting

Location: Bluegill Room, Conference Center

6:00 p.m.–7:00 p.m.

Early Onsite Registration

Location: Conference Registration Table, Conference Center

Thursday, February 8

7:30 a.m.–9:00 a.m.

Conference Registration

Location: Conference Registration Table, Conference Center

7:30 a.m.–8:30 a.m.

Breakfast Buffet

Location: Ballroom C

8:45 a.m.–9:00 a.m.

Opening and Welcome

Allison Slocum
President, GAZA

Location: Ballroom A and B

9:00 a.m.–10:15 a.m.

Does Your Comprehensive Plan Agree with your Zoning Map?

Once your community adopts a new comprehensive plan, how is it put into use on an ongoing basis? Monica Callahan and Allison Duncan will discuss best practices for having maps, ordinances, etc. that complement the goals and objectives of the comprehensive plan.

Presenters: Allison Duncan and Monica Callahan

10:15 a.m.–10:30 a.m.

Morning Break

Location: Ballroom Pre-function area

10:30 a.m.–11:45 a.m.

Legal and Legislative Updates

This session will discuss recent legislation dealing with zoning, land use and code enforcement as well as discussion of recent court decisions related to zoning, land use and code enforcement.

Presenter: David Kirk



11:45 a.m.–1:00 pm

Lunch

Location: Ballroom C

1:00 p.m.–2:15p.m.

Re-inventing Downtowns in Small town Georgia

This session will cover strategies for reinventing downtowns including what part zoning ordinances and development regulations play in downtown revitalization efforts. Industry leaders will showcase best management practices and transferrable models from communities in Georgia that can be used in your town.

Presenter: Tommy Lowmon

2:15 p.m.–2:30 p.m.

Break

Location: Ballroom Pre-function area

2:30 p.m.–3:45 p.m.

Signs of the Times

This session will discuss writing and/or amending sign regulations to satisfy constitutional challenges. Issues that will be discussed include lighting, permanent versus non-permanent, on-site versus off-site, 1st Amendment issues, content neutrality versus viewpoint neutrality, time/place/manner regulations, and rethinking sign vocabulary.

Presenter: Brandon Bowen

4:00 p.m.–6:00 p.m.

Business Meeting/Door Prize Give-away/Bingo

Location: Ballroom A and B

6:00 p.m.–7:30 p.m.

Dinner

Location: Ballroom C

Friday, February 9

7:30 a.m.–8:30 a.m.

Breakfast Buffet

Location: Ballroom C

8:45 a.m.–9:00 a.m.

Attendance Presentation (Commemorative Milestone Awards)

Presenter: Allison Slocum

Location: Ballroom A and B

9:00 a.m.–10:15 a.m.

Frank's Surprise

In this session, Frank Jenkins will discuss a topic of his choice, which seems to be the latest hot issue of the times. Will this session address LULU's, NIMBY's, CONDITIONAL USES or another current issue or trend?

Presenter: Frank Jenkins



10:15 a.m. – 10:30 a.m.

Break

Location: Ballroom Pre-function area

10:30 a.m. – 11:45 a.m.

Alternative Housing including Tiny Houses

Citizens, builders, and others have discussed various alternative housing in Georgia communities – tiny houses; containers as houses; guest houses; barns and storage buildings as residences; cluster housing; etc. Paul Forgey and Ringo McCollum will discuss issues related to alternative housing proposals, including zoning; code compliance; community goals; market demand versus regulations serving as barriers to entering the community marketplace; etc.

Presenters: Paul Forgey, Ringo McCollum

11:45 a.m. – 12:00 p.m.

Wrap-up and Closure

Distribution of Certificates of Attendance to Conference