



Carl Vinson Institute of Government
UNIVERSITY OF GEORGIA

GEORGIA ASSOCIATION OF ZONING ADMINISTRATORS SUMMER CONFERENCE



American Planning Association
Georgia Chapter

August 22–24, 2018

Jekyll Island Club Hotel
371 N. Riverview Drive
Jekyll Island, GA 31527
912-635-2600



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, August 24, 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.

BOARD OF REGENTS ATTENDANCE POLICY

The Carl Vinson Institute of Government, a unit of the University of Georgia, and governed by the Board of Regents, provides continuing professional educational hours in several subject areas and certificate and/or certification programs. The Institute of Government is required by the Board of Regents to maintain an attendance policy during the training sessions. Attendance during your class sessions will be monitored and you are expected to be in your session at all times with the exception of scheduled breaks and meals. Credit will only be awarded to participants who adhere to the attendance policy and complete any other course requirements.

AICP

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

REGISTRATION FEE

The conference fee of \$299.00 includes instructional costs, materials, breaks, two breakfasts, and a lunch. 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 August 1.

The registration deadline is August 9, 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 email address listed on the registration form.

CONFERENCE CANCELLATION AND REFUND POLICY

Written notice of cancellation must be postmarked/dated no later than August 1, to receive a full refund of registration fees. Written requests postmarked/dated between August 2 and August 9 will be assessed a 25% administrative fee, and requests postmarked/dated after August 9 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 summer conference will be held at the Jekyll Island Club Hotel, 371 N. Riverview Drive, Jekyll Island,



GA 31527. For directions, please visit their web site at www.jekyllclub.com.

The legacy of the original Jekyll Island Club embraces well over a century of history and gracious hospitality.

Since the turn of the century, The Jekyll Island Club Resort has been heralded as one of America's most desirable, exclusive getaways to meet and retreat, and is a coastal Georgia conference hotel like no other. It was here that exclusive retreats among America's titans of industry, including J.P. Morgan, Vanderbilt, and Pulitzer, shaped our nation's history. With 157 guestrooms in four historic buildings along with 40 oceanfront suites at Jekyll Ocean Club, over 14,500 square feet of flexible meeting space, and breathtaking riverside and oceanfront outdoor venues, The Jekyll Island Club Resort is an ideal venue for corporate meetings, conferences, retreats, team building, and workshops.

PARK ENTRY AND PARKING PASSES

Vehicle entry onto Jekyll Island requires a valid parking pass which must be purchased at the entry gate or Guest Information Center upon arrival on the island. This pass gives you access to many of the island's public outdoor areas, including picnic areas, beach parking and access points, playground, soccer complex, historic landmark district, fishing pier, bicycle and nature trails and more. The Parking Fee is charged per vehicle per day. Multi-day and annual passes are available. Bicycles and pedestrians can enter at no charge.

Parking Pass Options

- Daily Pass \$6 – Valid for 24 hours from time of purchase
- Weekly Pass \$28 – Valid for 7 consecutive days from time of purchase

LODGING

For your convenience, a block of rooms is being held for your event at the historic Jekyll Island Club Hotel until July 21, 2018 or when all rooms are reserved. The conference guest room rate is \$115.00 for a standard room plus a daily resort fee of \$15.00 per room per night. All rooms will be assessed the \$5.00 state transportation fee per night in addition to the room rate and resort fee. The state transportation fee went into effect July 1, 2015. Lodging is limited; please call early to secure your lodging needs. When the block closes or all rooms are blocked, whichever comes first, the special rate may not be honored, and room availability cannot be assured. Make your reservations at (912) 635-2600 or (800) 535-9547 or online at reservations@jekyllclub.com. When making your reservation, please reference confirmation # 10549987. Must use the code online and via telephone to receive the special rate. The hotel reservationist will provide additional information pertaining to check in and check out times. Individual reservations are required to be guaranteed either by advance deposit or credit card. Credit card reservations will be processed 30 days prior to arrival. Advance deposits are required 14 days after reservation is made. A photo ID and a credit or debit card in the individual's name are required to check in. A hold will be placed on the card for the balance due to the hotel at departure plus \$50.00 per night for estimated incidentals through the date of check out. At the discretion of the card provider this hold may continue for 72 hours or longer from the date of check out. The hotel is a non-smoking facility. Any guest(s) not adhering to the hotel's non-smoking policy by smoking in sleeping rooms will be charged \$175.00.

LODGING CANCELLATION

Individual reservations are required to be guaranteed either by advance deposit or credit card. Credit card reservations will be processed 30 days prior to arrival. Advance deposits are required 14 days after reservation is made. The deposit is non-refundable unless cancellation 7 days or more prior to scheduled arrival date. All reservations cancelled or changed prior to the 7 day individual cut off will be charged a \$25.00 cancellation fee. A photo ID and a credit or debit card in the individual's name are required to check in. A hold will be placed on the card for the balance due to the hotel at departure plus \$50.00 per night for estimated incidentals through the date of check out. At the discretion of the card provider this hold may continue for 72 hours or longer from the date of check out. Guests departing prior to their scheduled departure date will be charged a \$75 early departure fee. These cancellation fees and policies apply to individual guests within the group block for your event.

TAX EXEMPTIONS

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



exemption forms at check-in.

SPECIAL NEEDS

If you require special services, facilities, or dietary considerations, please contact Jean Lord at 706-542-9534 or lordj@uga.edu. The Jekyll Island Club Hotel requires that any special dietary requests be made prior to your attendance at the conference. All requests will be made, but the hotel cannot guarantee that all requests can be met. 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.

CONFERENCE INFORMATION

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



AGENDA

Wednesday, August 22

- 4:00 p.m.–6:00 p.m. **Board of Directors Meeting**
- 6:00 p.m.–7:00 p.m. **Early Conference Registration**

Thursday, August 23

- 7:30 a.m.–9:00 a.m. **Conference Registration**
- 7:30 a.m.–8:45 a.m. **Breakfast Buffet**
- 8:45 a.m.–9:00 a.m. **Opening and Welcome**
Richard Osborne
President, GAZA
- 9:00 a.m.–10:15 a.m. **Legislative Updates for Planning and Zoning**
This session will provide an overview of bills from the 2018 State legislative session that affect planning and zoning, as well as other appropriate bills affecting Georgia cities and counties. Presenters will also give a sneak peek of the 2019 legislative session.
Presenters: [Todd Edwards, Deputy Legislative Director, ACCG](#)
[Charlotte Davis, Governmental Relations Associate/GMA](#)
- 10:15 a.m.–10:30 a.m. **Morning Refreshment Break**
- 10:30 a.m.–11:45 a.m. **Issues in Local Regulation of Large-scale Solar Projects**
Using Sumter County as an example, Scott Pippin will lead a discussion of best practices for planning for large-scale solar projects. Issues to be discussed include possible new regulations for these projects; weighing the costs and benefits of these projects; and evaluating the projects once the newness has worn off and they remain as fixtures in communities for years to come.
Presenter: [Scott Pippin, Public Service Assistant, CVIOG/UGA](#)
- 11:45 a.m.–1:00 pm **Lunch**
- 1:00 p.m.–2:15p.m. **Senior Living and Zoning: Where do they fit?**
Pam Thompson will give examples of growing trends in senior living – new developments; redevelopment; use of existing structures; density issues; zoning issues; the connection between your comprehensive plan and senior living; etc.
Presenter: [Pam Thompson, Director, Department of Community Development, Glynn County](#)



2:15 p.m. – 2:30 p.m.

Afternoon Refreshment Break

2:30 p.m. – 3:45 p.m.

Construction Plan Review Best Management Practices

This session will include a discussion of the relationship between local government staff members, appointed Board members, and elected officials working with citizens; developers; engineers; and surveyors on plans – civil, building, etc. Discussion will include the good, the bad, and the ugly of working with customers and how local, state, and federal codes dictate the outcome. Discussion will also include the overall connection between planning and land development, including enforcement challenges.

Presenters: Harry Barton, Planning Director, White County
Mike Mastrario, Building Inspector and Zoning Administrator, Turner County
Ringo McCollum, Building Official, Safebuilt (City of Roswell)

4:00 p.m. – 5:30 p.m.

Business Meeting/Door Prize Give-away

Dinner on your own

Friday, August 24

7:30 a.m. – 8:45 a.m.

Breakfast Buffet

8:45 a.m. – 9:00 a.m.

Announcements/Recognitions

Richard Osborne
President, GAZA

9:00 a.m. – 10:15 a.m.

The Ever-Growing World of Home Occupations

Bren White Daiss will give a hands-on perspective from a local government staff member on evolving trends in home occupations; code enforcement issues for home occupations; licensing issues for home occupations; etc. Brandon Bowen will discuss writing and/or amending local regulations regarding home occupations to satisfy constitutional challenges. Issues that will be discussed include parking; number of employees; questionable uses; food service; hours of operation; and other matters.

Presenters: Brandon Bowen, Partner, Jenkins and Bowen, P.C.
Bren White Daiss, Planning Director, City of Brunswick

10:15 a.m. – 10:30 a.m.

Morning Refreshment Break

10:30 a.m. – 11:45 a.m.

Frank’s Legal Surprise: The Saga Continues

Mr. Jenkins will discuss recent legislation dealing with zoning and code enforcement and recent decisions of the Georgia appellate courts such topics as vested rights, non-conforming uses, making legislative and administrative zoning and land use decisions, adopting amendments to zoning ordinances, and constitutional zoning issues.

Presenters: Frank Jenkins, Partner, Jenkins and Bowen, P.C.

FUTURE CONFERENCE

Winter 2019: February 6-8, 2019, The Georgia Center’s UGA Hotel and Conference Center, Athens

Summer 2019: TBD