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Amendment #11 Amend Section 6-1-110 Airstrip, Private – delete and replace in its entirety.

This amendment would add guidelines for private airstrips and helipads. The areas marked up in yellow were comments offered by someone in the aviation field.

The Planning Commission recommended approval of the amendment with conditions that the acreage required for a Heli-pad be 5 acres and airstrips to be 50 acres or more. There have been questions asked about grandfathering in existing locations and how that process will be approved as well as a few other questions and with a recommendation that this may be tabled to allow pilots or property owners that are not aware of this proposal to have time to provide input.

10-14-24 Work Session comments are highlighted in red

### Section 6-1-110 Airstrip, Helipad Private (9)

- A. ~~All such uses proposed by a public authority shall include a certified copy of the law, ordinance, resolution, or other official act adopted by the governmental entity proposing the use and authorizing the establishment of the proposed use at the proposed location.~~
- B. ~~All applications shall include evidence that the proposed facility will meet the standards and requirements imposed by agencies such as the Federal Aviation Administration and all other applicable federal, state or local statutes, ordinances, rules or regulations.~~
- C. ~~A statement shall be provided detailing noise abatement procedures, methods, and devices that will be employed on the operation of the facility and sufficient analysis shall be presented to indicate what adjoining lands will be affected by the anticipated noise.~~
- D. ~~All facilities shall be located and so designed that the operation thereof will not seriously affect adjacent areas, particularly with respect to noise levels.~~
- E. ~~All areas used by aircraft under its own power shall be provided with an all weather, dustless surface.~~
- F. ~~A map shall be presented showing the landing and take-off corridors as projected, with the map to cover an area within at least a 5,000-foot radius of the boundaries of the proposed facility.~~

Airstrip, Helipad Private are allowed by conditional use in the A, A1, A2, zonings and by right in the B1, B2, B3, and MUBP zoning. A site plan must be submitted and approved by the department.

No person shall hereinafter construct, maintain, or operate any airstrip, heliport, or helipad without the owner thereof having first obtained a conditional use permit as hereinafter set forth.

Application requirements.

- a. Complete site plans must be submitted to the Department with the application for approval of the airstrip, **helipad**, or heliport;
- b. Said plans shall identify the approach and takeoff zones, surrounding land uses and zoning districts, houses, poultry houses, livestock facilities, roads, utility lines and other sensitive uses within 1,000 feet of the proposed facility (2,000 feet with regard to approach and takeoff zones associated with the proposed airstrip or heliport).
- c. Said plans shall also indicate any proposed fuel storage facilities, enclosed hangers and

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other accessory uses.

- d. Also provided that the airstrip, taxiway and other ground areas upon which aircraft are to be operated shall not be closer than 1,000 feet from any existing residential structure excepting that of the subject property owner or any new residence proposed in conjunction with the airstrip, as in a "fly-in" subdivision.
- e. The runway for fixed-wing aircraft shall be at least 2,500 1,200 feet long. with a cleared area extending 200 feet on each side for the full length of the runway and 400 feet on both ends for a total cleared area of 400 by 3,300 feet.
- f. Notice of Landing Area Proposal. Also provided that the applicant shall file with the Federal Aviation Administration (FAA) a form 7480-1, "Notice of Landing Area Proposal" and subsequently receive a "Non-objectionable Determination Letter" from FAA, prior to use of the facility by any aircraft. A currently approved "Non-objectionable Determination Letter" from the FAA shall be maintained on file with the Department.

Operational restrictions.

All operations shall be constructed in a manner consistent with applicable chapters of the Federal Aviation Regulations: CFR Title 14

Except as otherwise allowed with Special Use approval by the Board of Commissioners, the following shall apply:

- ~~a. No more than a maximum of three aircraft are stationed, located, parked or operated at, to or from the location at any given time.~~
- b. No fixed-wing aircraft using the facility shall have more than two engines. Helicopters shall be limited to one main rotor system.
- c. No airplane aircraft using the facility shall have more than six seven seats nor be designed to carry more than six persons passengers. This shall include the

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pilot(s).

~~d. No helicopter using the facility shall have more than four seats nor be designed to carry more than four persons. This shall include the pilot(s).~~

**e. The facility shall not be used for commercial aircraft maintenance.**

f. No fixed-wing jet engine **turbo jet** aircraft shall use the facility.

g. The facility shall be used only for private, non-commercial aircraft and shall not be used for organized aviation events such as skydiving, air shows, ~~flying lessons~~ **flight schools, commercial air tours** or similar functions.

~~h. The facility shall be located on a parcel of land at least 50 **5** acres in size.~~

**The Airstrip facility shall be located on a parcel of land at least 20 acres and Helipad at least 5 acres in size.**

~~i. The facility shall **not be used for repetitive takeoffs and landings from dusk to dawn.** used for daytime take off and landing only.~~

i. All heliports shall be maintained in accordance with the established criteria from the Georgia Fire Marshal's Office.

**\*\*\*All existing landing strips and helipads shall apply for a license to be reviewed and considered by the Planning and Development Department to be approved as a Legal Non-Conforming Use prior to January 1, 2025. A license fee of \$75 per year will be required. Renewal notices will be sent out each year.**

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