

MAY 2, 2019

**Bryan County UDO
Community Workshop**

for more information visit: www.bryancountyga.org



MICHAEL LAUER PLANNING
From Vision to Reality

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Agenda

- Welcome
- Comprehensive Plan & Unified Development Ordinance (UDO)
- Schedule
- UDO Purposes
- Existing Bryan County Code challenges
- Group Discussions
- Next Steps

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Roles of The Comprehensive Plan and UDO

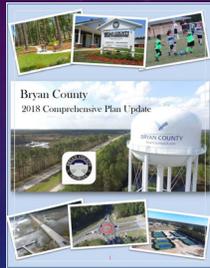
<h4>Comprehensive Plan</h4> <ul style="list-style-type: none"> • Establishes vision for the future • Sets goals to achieve that vision • Maps Character Areas • Provides policy and plan implementation guidance 	<h4>Unified Development Ordinance</h4> <ul style="list-style-type: none"> • Implements the Comp Plan by establishing rules for: <ul style="list-style-type: none"> • Subdivision • Site development • Land use (zoning)
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Comprehensive Plan Vision

- Family-oriented
- Values education/coastal amenities/rural character
- Grow while preserving natural resources/character
- Priorities include
 - Preserving natural heritage
 - Providing for quality growth with higher standards
 - Sustaining family-friendly community/education
 - Continuing economic development/wealth building
 - Increasing recreational options and affordable housing



Bryan County
2018 Comprehensive Plan Update

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Unified Development Code

- Consolidates subdivision and zoning ordinances
- Encourages desired change
- Protects community assets
- Balances private property rights and community responsibilities



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Bryan County Development Code Update Timeline



Completed Jan 2018: Development Ordinance Audit

Adopted June 2018: Comprehensive Plan

Adopted Oct 2018: Interim Development Ordinance

Spring/Summer 2019: Assembling the Unified Development Ordinance

Winter 2019/2020: Adoption & Implementation of the UDO

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Process

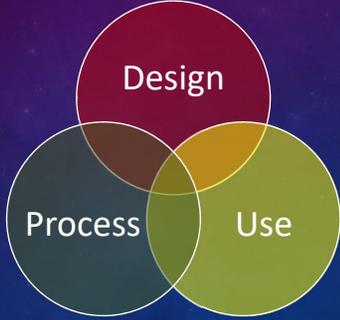


- Review & Analysis
- Identify Concerns
- Review Options
- Finalize Recommendations
- Adoption/Implementation

2018 Feb '19 Mar-Jul Aug Sep-Dec

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Elements of the UDO



Design

Process

Use

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Successful Codes

- Achieve plan goals
- Make desired outcomes easier
- Balance certainty/flexibility
- Reduce conflicts between public & private sectors
- Grow from meaningful involvement
- Match local needs, values and resources

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Unified Development Code Governs

- Development procedures
- Standards for subdivision development
- Standards for lot development/redevelopment
- Non-agricultural use of land
- Changes of existing uses and structures



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Spectrum of Standards/Options

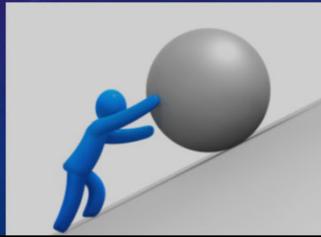
Results Control			Acceptability Flexibility		
					
Mandatory standards	Point systems	Lists	Discretionary review	Incentives	Optional (permitted)
Mandates ←			→ Options		

Graphic courtesy of S. Mark White

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Existing Code Challenges

- Regulations scattered in 10 chapters
- Scattered and unclear procedures
- No links between related provisions
- Lack of infrastructure guidance
- Lack of design guidance



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Zoning Ordinance Deficiencies

- Responsibilities for action are unclear
- No distinction between variances and administrative relief
- Design guidance lacking for:
 - Mixed-use and other development patterns
 - Compatible land use transitions
 - Height, scale, character
 - Landscaping
 - Parking location/design
- Dated and incomplete use lists
- Traffic impacts not addressed



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Subdivision Regulations Deficiencies

- Foster subdivision instead of neighborhood creation
- Combine preliminary plat and construction plan approval:
 - Costly
 - Inefficient
 - Adversarial
 - Counterproductive
- Lack guarantees for timing, sizing and maintenance of amenities



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More Sub. Reg. Deficiencies

- Lack of internal and external connectivity
- Buffer requirements ignore internal and external land use transitions
- Engineering design standards are outdated
- Access standards exacerbate traffic and emergency response challenges



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Group Discussion Questions

1. What do you want to preserve in your neighborhood and the County as a whole?
2. What are some examples of developments you like in the County/region? Why?
3. What are some examples of development the County should avoid? Why?
4. What five things would you like the UDO update to accomplish?
5. What are your greatest concerns about the UDO update?

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Group Discussion – first steps

- Introduce yourselves
- Select a recorder and reporter for the group
- Mark where you live on the maps on your table
- Record group responses on colored sheet. Use back of page if needed.

Send follow-up comments to:

Ayoung@Bryan-County.org

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