

ARTICLE XII
PLANNED UNIT DEVELOPMENT: PUD

(Revised 6/19/03)

Section 1200. Definition

In order to permit flexible land use regulations and to facilitate the use of innovative techniques for development, Planned Unit Developments (PUD) can be established. The development of PUDs in Bryan County requires different regulations than those provided for in the usual application of the county's ordinance. It is an objective of the county in allowing for PUD zoning, to encourage ingenuity and imagination on the part of architects, site planners and developers, allowing for creative designs, and deviation from the strict application of use, setback, height, and the minimum lot size requirements of the various Zoning Districts. At the same time, PUDs should remain within the general purpose and intent of this Ordinance and the County's Comprehensive Land Use Plan. PUDs must also include a program for the provision, maintenance, and operation of all areas, improvements, facilities, and necessary services for the common use of all occupants thereof.

Section 1201. Standards

The Planning Commission and the Board of Commissioners shall consider the following standards when reviewing the PUD Application.

1. Compatibility with the surrounding area;
2. Harmony with the character of the neighborhood;
3. Need for the proposed development;
4. The effect of the proposed PUD upon the immediate area;
5. The effect of the proposed PUD on the future development of the area;
6. Whether or not an exception from the zoning ordinance requirements and limitations is warranted by virtue of the design and amenities incorporated in the development;
7. That the land surrounding the proposed PUD can be planned in coordination with the proposed PUD;
8. That the proposed change to a PUD district is in conformance with the general intent of the comprehensive master plan and the general zoning ordinance of the county;
9. That the existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district;
10. That the existing and proposed utility services are adequate for the proposed development;
11. That the PUD creates a desirable and stable environment;
12. That the PUD makes it possible for the creation of a creative, innovative and efficient use of the property.

Section 1202. Permitted Land Uses within a PUD

1. Allowable business uses within the PUD zone shall include but not be limited to:

- a. **General office uses.** Including but not limited to administrative, sales representatives, legal services, engineering and architectural, accountants, auditing, bookkeeping, finance, real estate, physical fitness and health service clinics, veterinary clinics, insurance and personal services;
 - b. **Indoor Amusement and Recreation.** Theater, bowling, billiards, video and mechanical amusement games;
 - c. **Retail sales and service.** Including but not limited to food stores, drug stores, clothing stores, home furnishings and hardware, specialty shops, craft shops, photography studios, art studios, antique shops, gift and floral shops, bookstores, beauty and barbershops, dry cleaning, laundry service and office supplies;
 - d. **Eating and drinking establishments.** Restaurants, with or without alcoholic beverages, cocktail lounges, nightclubs, taverns, and package stores;
 - e. **Outdoor Amusement and Recreation.** Marina, charter or sightseeing watercraft facilities, golf course, tennis courts;
 - f. **Off-street parking lots;**
 - g. **Other residential support services as deemed necessary by the BOC.**
2. All proposed land uses will be identified within the PUD Application provided by the Applicant. Land uses not included within the PUD Application shall be permitted only as a conditional use through the approval of the Board of Commissioners.
 3. Compatible land uses, which would not otherwise be permitted to locate within the same zoning district, can be proposed for development on one or more adjacent parcels. Buffers required between proposed land uses shall be in compliance with Section 514 of the Bryan County Subdivision Regulations.

Section 1203. Site Requirement

All PUDs will have a minimum site area of fifty (50) acres. The requirement may be waived by the Board of Commissioners to insure orderly development of a particular area prior to the submission of a PUD application upon the written request of a potential applicant. The written request will include justification for the PUD zone in lieu of a conventional zoning district. Design Criteria as described in Section 1201 should be used to show this justification.