

Memo

To: Bryan County UDO Update Steering Committee
From: Michael Lauer, AICP - Principal
Date: February 7, 2019
Re: February 20 Steering Committee Workshop

Thank you for agreeing to serve on the Steering Committee. This year-long process will involve your participation in six workshops, the first of which will be held on:

Wednesday, February 20, 2019
5:30 – 7:30 p.m.
Richmond Hill Courthouse
66 Captain Matthew Freeman Drive
Richmond, Hill

Agenda:

- Roles of the Steering Committee
- Comprehensive Plan Recommendations
- Findings of the Bryan County Code Assessment
- Regulatory Concerns of Committee Members
- Next Steps

Roles of the Steering Committee. The Steering Committee will be asked to provide policy guidance throughout the development of a Unified Development Ordinance (UDO), which will compile and update the County’s land development regulations. Throughout the process, the Committee will be presented alternative approaches and should recommend approaches that best fit the County’s desired values, resources and hopes for the future. In addition to attending the Steering Committee meetings, members will be invited to participate in any or all three community code building forums and the public hearings during the adoption process.

Comprehensive Plan. On June 12, the County adopted a Comprehensive Plan that establishes the County’s vision and goals for the future, as well as policies to help guide County actions. The Plan should guide the Committee’s recommendations for land use and development (see: <https://www.bryancountyga.org/home/showdocument?id=4092>) and the attached summary.

Code Assessment. The attached assessment provides a detailed discussion of the strengths and weaknesses of the County’s land development regulations. While some of the deficiencies have been addressed in an interim development ordinance (IDO) adopted in October 2018, the IDO was intended to be a temporary patch rather than a permanent replacement to existing regulations that:

- Are scattered throughout 10 separate chapters of the County’s code and are poorly coordinated;

- Fail to clearly identify the desired outcomes of development;
- Include unclear procedures and criteria for decision-making;
- Provide little design guidance;
- Do not adequately address land use transitions and compatibility; and
- Lack context for the different needs in different areas of the County.

Regulatory Concerns of Committee Members. In preparation for the meeting, Committee members will be asked to share observations and opinions on the following broad questions:

1. What makes a great neighborhood?
2. What are your concerns and hopes about land use and development near your home?
3. What are your concerns and hopes about growth and development for the future of Bryan County?
4. What examples of development in the region reflect outcomes that Bryan County should try to achieve? Why?
5. What examples of development in the region should Bryan County seek to avoid? Why?

Next Steps. At our tentatively scheduled March 27 and April 24 workshops, the Committee will review a draft annotated outline of the UDO, discuss key regulatory issues and alternative strategies to address those issue, and recommend preferred regulatory approaches.

Adopted Comprehensive Plan Vision and Goals

Thank you for considering participation in this vital effort to shape the future of Bryan County.

Vision

Bryan County is a family-oriented community that values its education system, coastal amenities and unique rural character, where location and quality of life are recognized as important features of our vibrant and growing county. Our goals are to master plan and prepare for growth, economic development and provide adequate facilities and services for our citizens, while preserving our natural resources and native character. Our priorities include: preserving our natural heritage while providing for quality growth by evolving higher standards for all types of development; continuing our commitment to sustaining a family friendly community through exceptional educational opportunities; continuing economic development through job creation and attracting wealth building enterprises; increasing recreational options and affordable housing.

Goals

1. Encourage the protection and conservation of the rich historic heritage in Bryan County.
2. Create and maintain a long-term sustainable and diverse economic base.
3. Maintain the small-town atmosphere of the area as the community grows.

4. Establish and maintain conservation and protection of natural areas that would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas and protected river corridors.
5. Develop and maintain adequate public services and facilities to accommodate existing and future development.
6. Enhance and maintain communication between each local government jurisdiction in Bryan County, State Government, and the surrounding counties in an effort to efficiently and effectively serve the residents of Bryan County.