

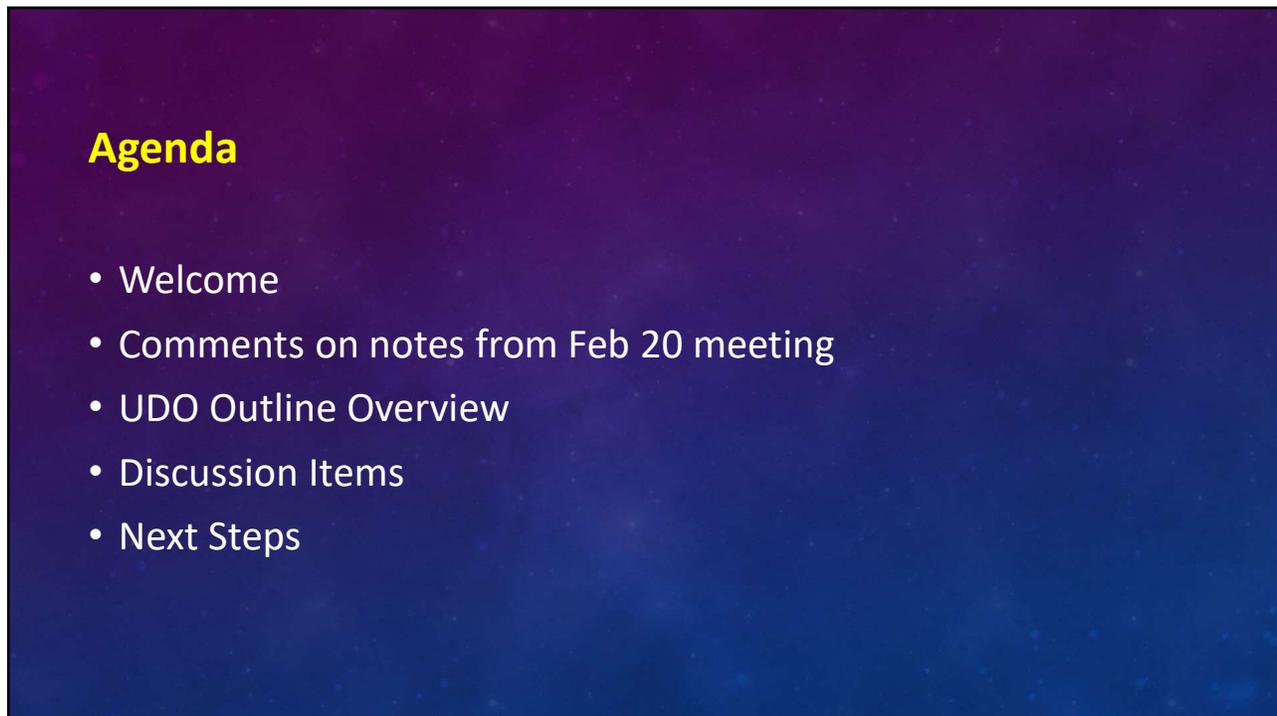
MARCH 27, 2019

Bryan County
UDO Steering Committee
Workshop



MICHAEL LAUER PLANNING
From Vision to Reality

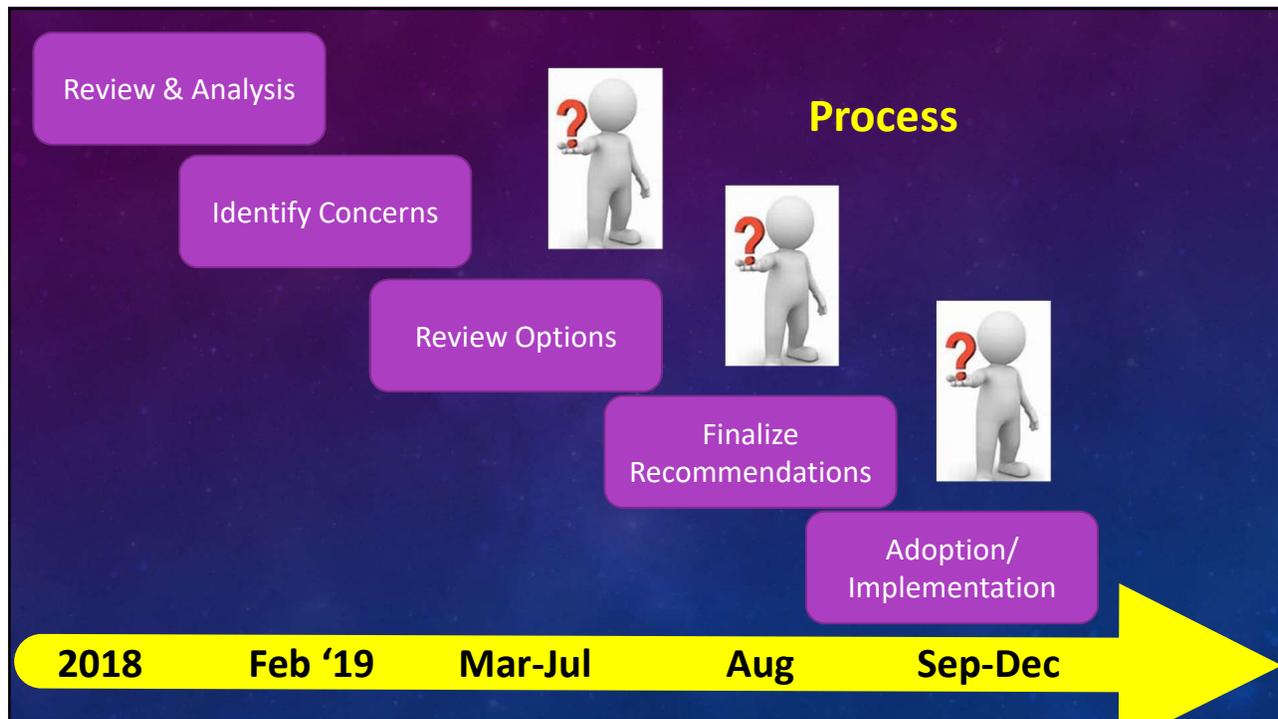
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Agenda

- Welcome
- Comments on notes from Feb 20 meeting
- UDO Outline Overview
- Discussion Items
- Next Steps

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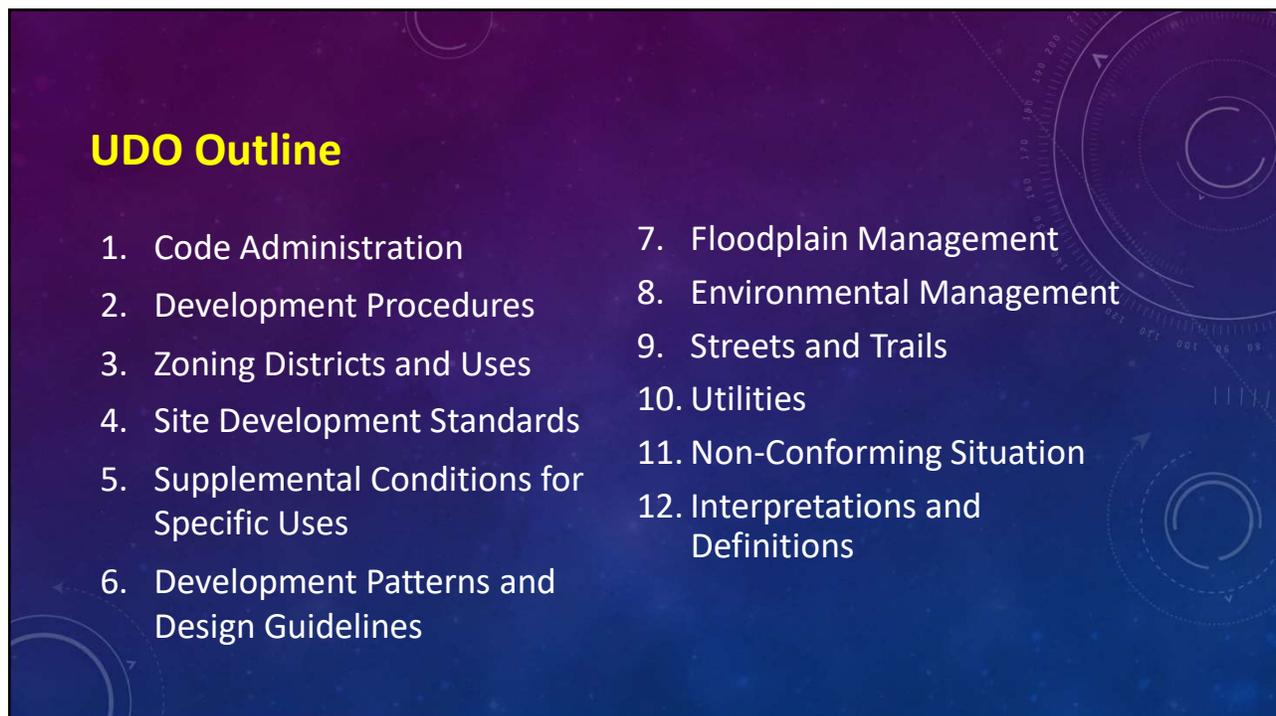
February 20 Meeting

- Steering Committee Admin
 - Meetings to rotate between North and South County
 - Decisions by consensus (80%)
- Code Issues
 - Enforcement
 - Improving mobility for all modes
 - Comprehensive Plan versus Code
 - Code concerns (role of cars, greenspace, buffers, road design, densities, precedents, retaining promised amenities)

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Future Land Use and Zoning

- Plan identifies applicable districts for character areas but doesn't:
 - List all districts (WB, R-4 and B-2 omitted)
 - Describe where districts are most appropriate
- Should UDO require consistency with Comprehensive Plan or treat Plan as a guide?

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Agricultural and Ag./Res. Zoning Districts

- Zoning for agriculture
- AR-1 is a legacy district (no new AR-1 zoning allowed but 2,951 parcels have AR-1 zoning)
- Other concerns about districts?
 - Home occupation issues?
 - Vehicles (10,000 lb limit on vehicles stored outside)
 - Equipment/storage?

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Residential Districts

- R-30 and R-1 lack distinctions. Minimum lot sizes:
 - 30,000 sq.ft. for well/septic
 - 21,780 sq.ft. for well or septic
 - 15,000 sq.ft. for centralized water and sewer
- R-2 allows single-family and duplex homes
- R-3 allows all residential types but requires centralized utilities for multi-family and townhome development
- R-4 allows manufactured home parks at up to 6 dwellings/acre

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Business and Commercial Districts

- BN and B-1 (Neighborhood Business and Neighborhood Commercial) serve similar functions but lack sufficient guidance on the scale of development
- B-2 (General Commercial) isn't referenced in the Plan even though 125 parcels have B-2 zoning
- O (Office) district only applies to 1 parcel and seems to be targeted more towards institutional uses

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Waterfront Districts

- Not addressed in the Comprehensive Plan
- WB-1 (waterfront business) is not used and only one WB-2 (waterfront commercial) district exists. Consider combining these districts

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Planned Unit Development Districts

- Consider renaming to “Planned Development”
- More explicitly address residential and mixed-use development
- Consider basis for determining densities
- Consider referring to development patterns in Article VI
- Future discussion required regarding amenities

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Uses Requiring Specific Conditions (to be expanded)

- Accessory Structures
- Accessory Uses
- Adult Uses
- Cemeteries
- Commercial Vehicles
- Day Care Facilities
- Excavation and Mining
- Food Trucks, Trailers and Carts
- Guest Houses
- Home Occupations
- Junk Yards
- Kennels
- Long-Term Vehicle Storage
- Recreational Vehicles and Equipment
- Short-Term Vacation Rentals
- Suburban Agriculture
- Swimming Pools and Ponds
- Telecommunications Facilities
- Temporary Uses
- Towing and Recovery Service Operations
- Used Car Lots

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Development Patterns and Design Guidelines Single Family

- Should single-family design guidelines be related to
 - Location
 - Density
 - Subdivision design and/or
 - Other factors

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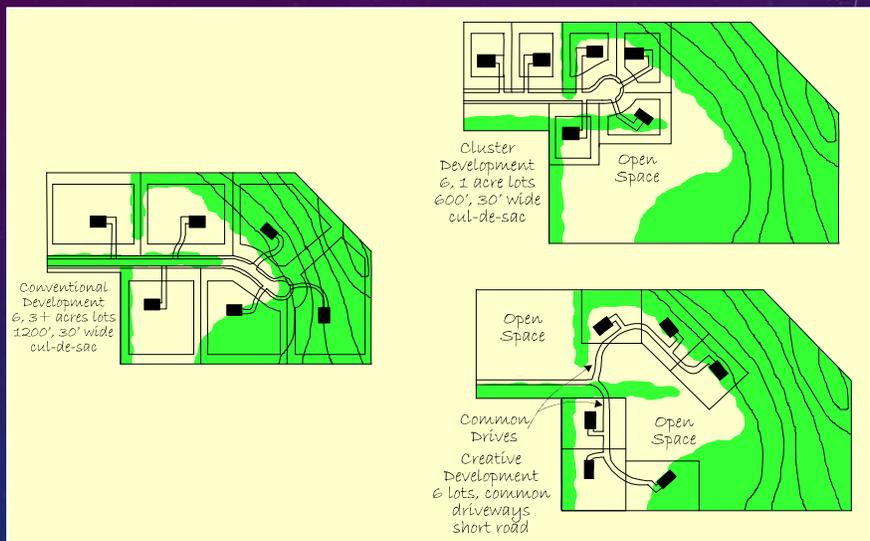
Development Patterns and Design Guidelines Conservation Subdivisions

- Should conservation subdivisions be encouraged through density bonuses for retention of extra open space (beyond the 40-50% base requirement)?



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Conventional, and Cluster/Conservation Subdivisions



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Development Patterns and Design Guidelines Traditional Neighborhood Development

- Is this mixed-use pattern appropriate for Bryan County



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Prairie Crossing

- Project replaced 1,600 unit subdivision
- Environmentally compatible with Liberty Prairie Reserve
- Energy efficient homes
- Had to secure variances for roads, alleys and stormwater management
- Secured “buy back guarantee” from landfill

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Development Patterns and Design Guidelines Mobile Home Parks

- Any concerns?

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Development Patterns and Design Guidelines

Mixed Use Development

- Should the County encourage a mix of non-residential and residential uses in its crossroads and other activity centers?

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Next Steps

- May 1, 5:30-7:30 in Richmond Hill
- Discuss
 - Initial Public Input
 - Preferred regulatory approaches

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