

MAY 1, 2019

Bryan County UDO Homebuilders Workshop

for more information visit: www.bryancountyga.org



1

Agenda

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

2

Roles of The Comprehensive Plan and UDO

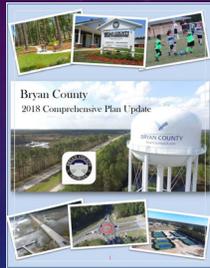
<p>Comprehensive Plan</p> <ul style="list-style-type: none"> • Establishes vision for the future • Sets goals to achieve that vision • Maps Character Areas • Provides policy and plan implementation guidance 	<p>Unified Development Ordinance</p> <ul style="list-style-type: none"> • Implements the Comp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



3

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



4

Short-Term Work Program – UDO to address

- Compatibility with Ft. Stewart
- Conservation subdivision
- Agriculture protection
- Noise, lighting & signage
- Fishing village overlay
- Discouragement of septic
- Residential design
- Possible reclassification of residential zones



5

Unified Development Code



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



6

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

7

Process



2018: Review & Analysis

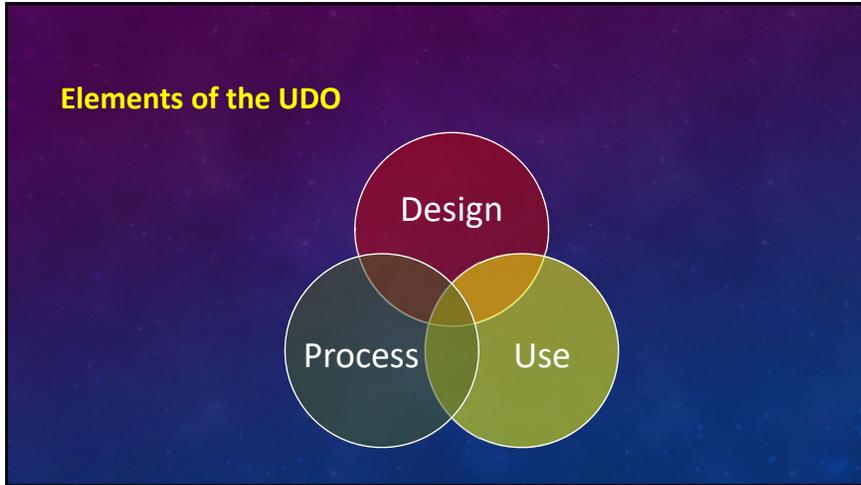
Feb '19: Identify Concerns

Mar-Jul: Review Options

Aug: Finalize Recommendations

Sep-Dec: Adoption/Implementation

8



9

- ### 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

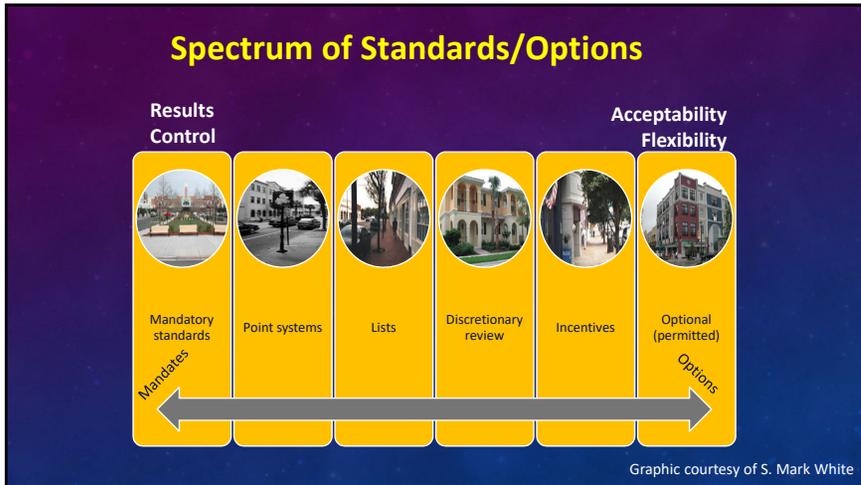
10

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

Two circular inset images. The top one shows a construction worker in a hard hat looking at blueprints on a wooden building frame. The bottom one shows an aerial view of a residential subdivision with numbered lots.

11

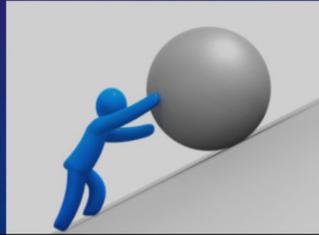


12

Graphic courtesy of S. Mark White

Existing Code Challenges

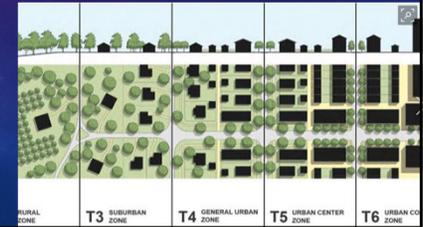
- Regulations scattered in 10 chapters
- Scattered and unclear procedures
- No links between related provisions
- Lack of infrastructure guidance
- Lack of design guidance



13

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



14

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



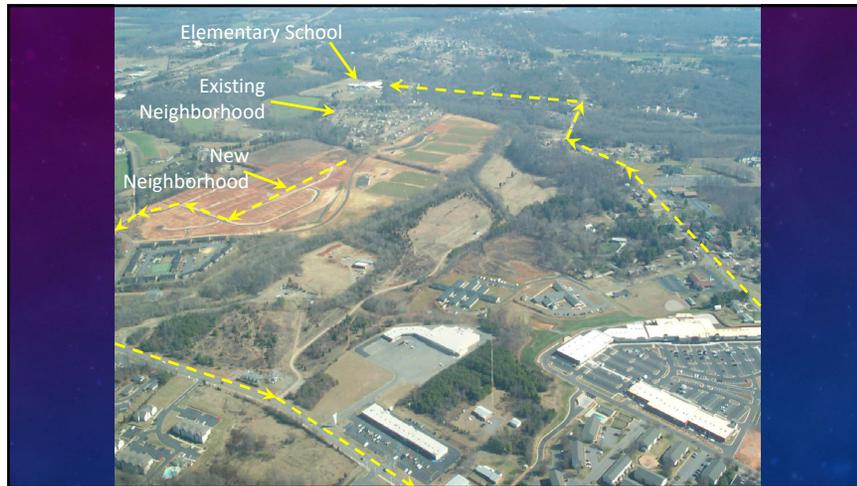
15

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



16



17

Group Discussion Questions

1. What regulatory changes would make it easier to produce high-quality development?
 - a. Procedures
 - b. Standards
2. What would you like the UDO update to accomplish?
3. What are your greatest concerns about the UDO update?

18



19