MAY 1, 2019

Bryan County UDO Steering Committee Workshop

MICHAEL LAUER PLANNING
From Vision to Reality

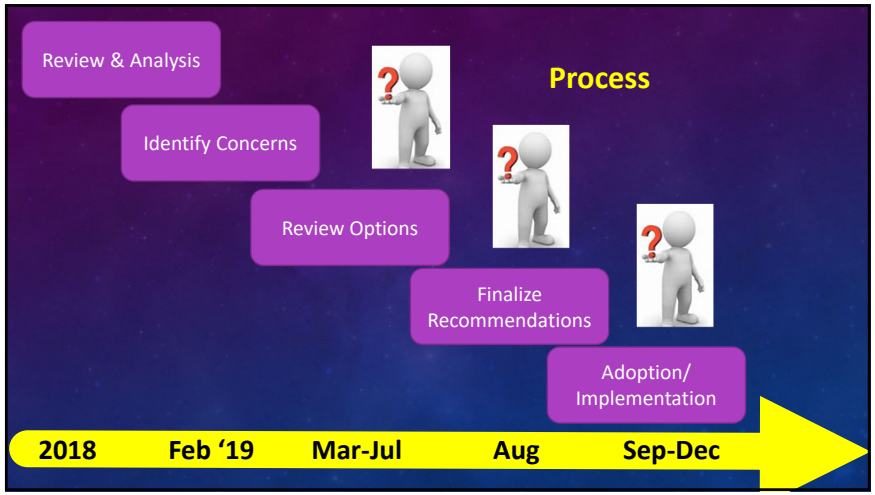
1

Agenda

- Welcome
- Comments on notes from March 27 meeting
- Short-term work program
- Discussion Items
  - Zoning Districts/Character Areas
  - Uses Requiring Specific Conditions
  - Planned Developments
  - Development Patterns
- Next Steps

2

Process

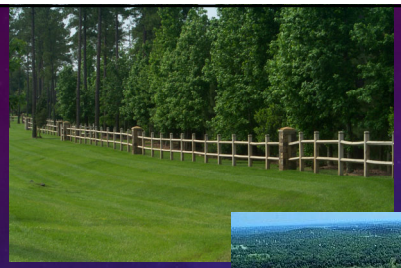


3

March 27 Meeting

- Zoning districts should include location criteria (particularly districts in mixed-use character areas
- Require consistency between zoning actions and the Comprehensive Plan
- Address transitions between residential development and agriculture
- Committee to comment on uses requiring specific standards

4



Retaining Rural Character

5

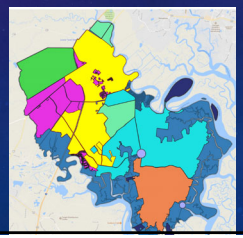
Short-Term Work Program – UDO to address

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

6

Districts/Character Area Correlation

- B-2 (general commercial) assigned to Mixed-Use areas
- O-I (office/institutional) assigned to Mixed-Use areas
- WB (waterfront) assigned to privately and state-owned coastal areas
- AR-1, R-30 and R-1 districts are under review for density and minimum lot sizes



7

Uses Requiring Specific Conditions

- Accessory Structures
- Accessory Uses
- Adult Uses
- Amusement Parks and Outdoor Commercial Entertainment
- Bars and Nightclubs
- Bed and Breakfast Establishments
- Cemeteries
- Commercial Vehicle Storage/Parking
- Day Care Facilities
- Drive-through Facilities
- Excavation and Mining
- Food Trucks, Trailers and Carts
- Fuel Sales
- Guest Houses
- Home Occupations
- Institutional Care Facilities

8

Accessory Dwelling Units/Guest Houses

- Which districts?
- Secondary units
- Limited in size/occupancy
- Address parking
- May have other limits

9

Temporary Family Health Care Structures

10

Temporary Family Health Care Structures

- For physically or mentally impaired relatives in SF districts
- Occupancy – 1
- Physician certification of need
- Maximum area – 300 sq. ft.
- Removal w/in 30 days after need
- Location – behind front building line, out of setbacks

11

Uses Requiring Specific Conditions

- Junk Yards
- Outside Kennels
- Long-Term Vehicle Storage
- Marinas
- Micro-Breweries and Distilleries
- Outdoor Dining
- Outdoor Operations
- Outdoor Storage
- Recreational Vehicles and Equipment Parking
- Recreational Vehicle Parks and Campgrounds
- Religious Institutions
- Restaurants
- Schools
- Self-Storage Facilities
- Short-Term Vacation Rentals

12

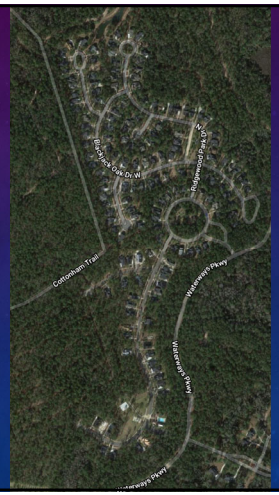
Uses Requiring Specific Conditions

- Special Events
- Suburban Agriculture
- Swimming Pools and Ponds
- Telecommunications Facilities
- Temporary Uses
- Temporary Buildings
- Towing and Recovery Service Operations
- Truck Stops
- Used Car Lots
- Vehicle Repair, Major
- Vehicle Repair, Minor
- Vehicle Washing Facilities
- Veterinary Clinics

13

Planned Development: Applicability

- Should PD be required for:
  - Lots smaller than 15,000 sq.ft.?
  - Mixed-use or mixed-residential developments?



14

Planned Development: Density

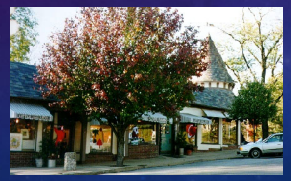
- Net v. Gross Density
- Density Bonuses
  - Attainable/workforce housing
  - Mix of housing products
  - Mix of residential/non-residential uses
  - Additional amenities
  - Additional land preservation
  - Extraordinary buffering/landscaping
  - Sustainable design (e.g., green infrastructure)
  - Other?

15

Mixed-Density Development

16

Mixed-Use & Neighborhood Commercial



17

Density Incentive: LID/Green Infrastructure

Infiltration Trench

18

Development Patterns

- Approval Process - by right uses v. PD
- Patterns
  - Conservation Subdivision
  - Cluster Subdivision
  - Traditional Neighborhood Development
  - Townhomes
  - Multifamily
  - Mixed-Use

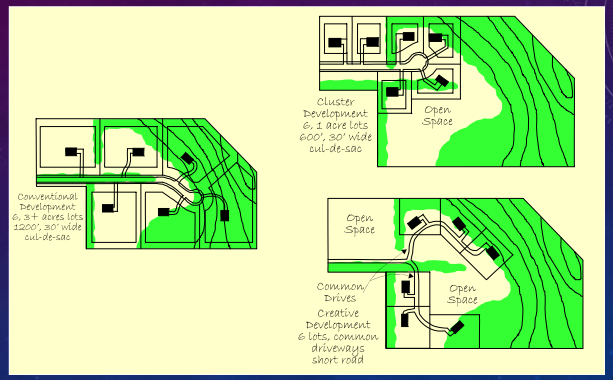
19

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)?

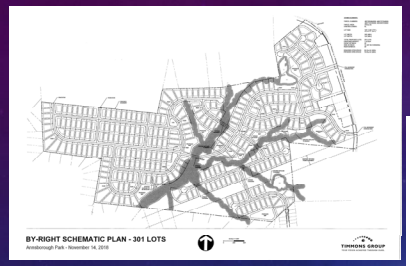
20

Conventional, and Cluster/Conservation Subdivisions



21

Conventional v. Cluster Development



22

Traditional Neighborhood Development

- Is this mixed-use pattern appropriate for Bryan County

23

24

25

26

Development Patterns and Design Guidelines
Mobile Home Parks

- Any concerns?

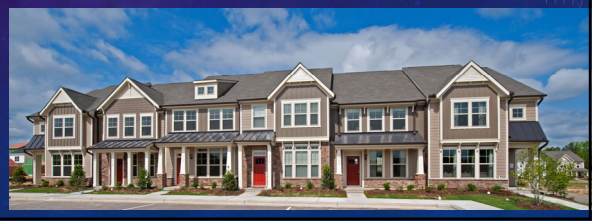
27

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?

28

Townhomes



29

Next Steps

- June ?, 5:30-7:30 in Pembroke
- Discuss
  - Preferred regulatory approaches

30