June 22, 2020

Bryan County UDO Joint Workshop

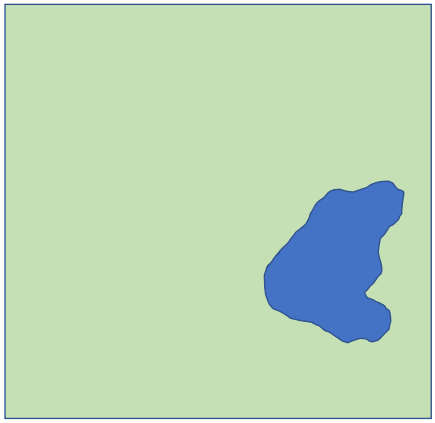
1

Agenda

- Status Report
- General discussion of density and conservation subdivisions
- Code administration issues
- Procedural issues
- Zoning district issues
- Development standards issues
- Specific use issues
- Next steps

2

Effect of Net v. Gross Density on Development Potential



Sample Parcel

- Gross Area - 100 acres
- Undevelopable area - 15 acres
- Developable area – 85 acres

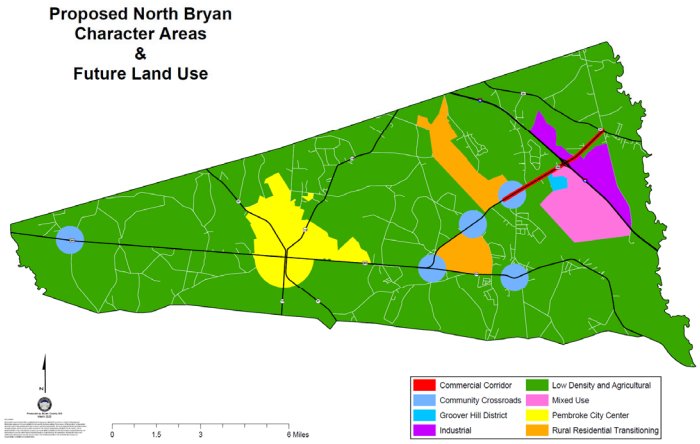
Development yield at 1 dwelling units per acre using:

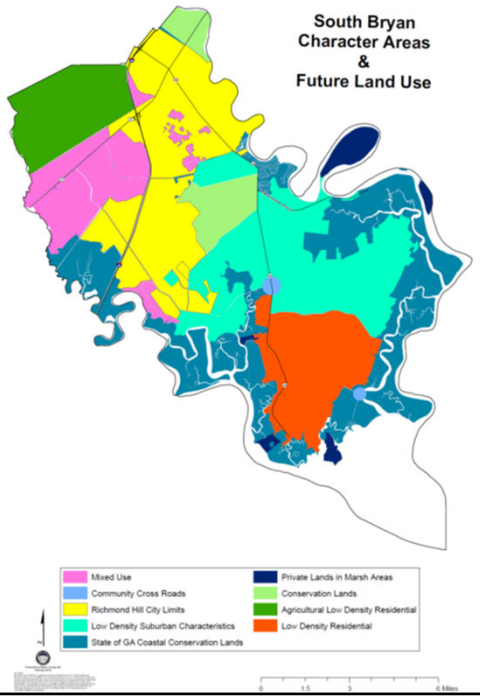
Gross density – 100 dwelling units

Net density – 85 dwelling units

3

Land Use Character Areas





4

Conservation Subdivisions

- In RR-1 or R-15 sewer service is essential
- In RR-1.5 off-site drain fields may be required

5

Article I. Code Administration

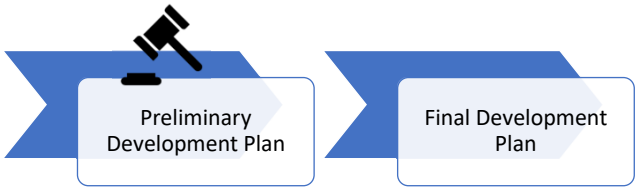
- New 5-member Board of Adjustment to decide variances and appeals to zoning provisions
- New 5-member Building and Construction Board of Appeals to decide
  - Appeals to construction and engineering decisions
  - Appeals and variances to floodplain decisions
  - Applications for waiver of curb and gutter requirement

This Photo by Unknown Author is licensed under CC BY-NC

6

Article II. General Development Procedures

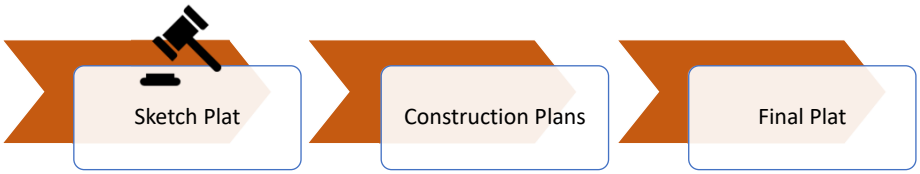
- Do we want to keep the Planned Development District?
- PD Process Changes
  - Eliminate Conceptual Development Plan
  - Contingent rezoning granted with Preliminary Development Plan approval
  - Final Development Plan to be approved by staff / appealable to Board of Commissioners



7

Article II. General Development Procedures

- Major Subdivision Process
  - Sketch Plat eliminated
  - Preliminary Plat renamed as Sketch Plat
  - Final Plat approval by Community Development Director with appeals to Board of Adjustment



8

Procedures

- Add clearing and grading permit with requirement for restoration bond
- Require removal of signs for businesses that are closed for six months or more

9

Article V. Zoning District Changes

- AR districts renamed to RR (Rural Residential)
- R-30 district split between RR-1 and R-15
- R-1 district changed to R-15
- R-2 district consolidated with R-15
- R-3 district changed to R-M
- R-4 district changed to R-MH
- BN district consolidated with B-1
- I-L and I-1 changed to I-1 and I-2
- O district changed to P/I (Public/Institutional)
- Waterfront districts consolidated

10

Farm Animals

Large Farm Animals

Small Farm Animals

11

Supplemental Conditions for Farm Animals in RR Districts

Large farm animals

- Commercial operations require 5 acres or more
- Non-commercial operations require 2 acres or more
- Density of 1.33 acres per animal unit (horse or cow = 1 animal unit; 5 sheep = 1 animal unit)
- No pigs allowed in RR districts
- Enclosures other than fences must be 100 feet from property line

Small farm animals

- Require 1 acre or more for commercial operations
- Enclosures other than fences must be 50 feet from property line
- Discuss animal density

12

R-15 District Discussion

- Allow small farm animals in R-15 as follows:
  - If 15,000 sq.ft. or more, then up to 5 hens, rabbits or other small animals, or up to 2 small hoofed animals
  - Commercial operations prohibited
  - Enclosures must be 50 feet from property lines

13

Commercial/Industrial Districts

- B-1 limited to 10,000 sq.ft. for individual building or 40,000 sq. ft. for multiple buildings. (currently 65,000 total)
- I-1, I-2, P/I minimum lot size increased to one acre to accommodate setbacks and buffers. (currently 17,500 sq.ft.)

14

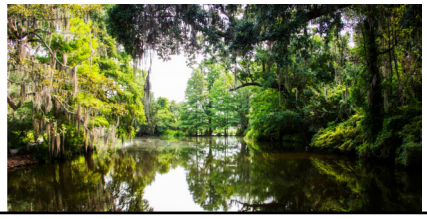
Planned District Use

- Encourage instead of require a mix of uses
- Require at least 2 housing types if the PD is entirely residential

15

Planned District Use and Density

- Density – based on developable acres
  - 3 du/a in low density suburban character areas (5 du/a with bonus)
  - 6 du/a in mixed use character areas (10 du/a with bonus)
- Density Bonuses for
  - LID or LEED-ND
  - LEED-ND
  - Extra open space
  - Recreation facility credits
  - Increased buffers
  - Preservation
  - Discretionary bonus



16

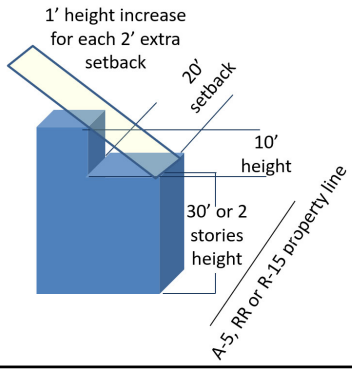
PD Design Requirements

- Mobility – complete streets and traffic calming
- Street trees
- Centralized water and sewer required
- Open space (see later slides)
- Recreational amenities (see later slides)
- Buffers, landscaping, and tree preservation (see later slides)
- Design guidelines (submitted with application)

17

Article VI. Site Development Stds.

- **Minimum living area** reduced from 525 to 400 square feet.
  - Efficiency apartment 400-500 sq.ft.
  - Tiny houses are as small as 120 sq.ft. but typically 150 sq.ft. or more
- **Height** measured from mean grade at front building line or the base flood elevation to the mid-point of pitched roofs or the highest point of a flat roof or parapet
- **Height transitions** required next to A, RR or R-15 district



18

Flagpoles

- 16 feet in residential
- 35 feet in other districts

19

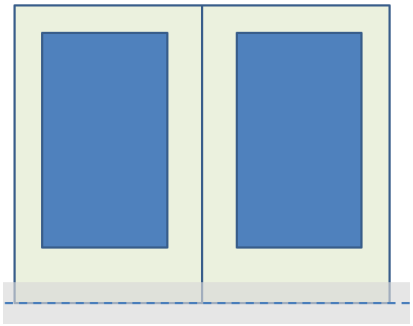
Setbacks

- Confirm no accessory structure in setback except for patios at grade, mailboxes, piers, docks, fence wall, light pole, and signs
- IDO and previous code allowed accessory structures into the setback but had to maintain 10 feet from property line.

20

Lot Area for Roads

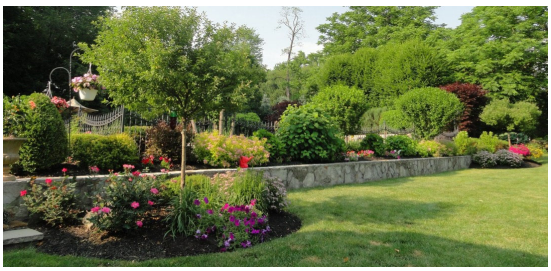
- How lot area is calculated:
  - Where private roads and lots extend to center line should area be excluded from minimum lot size? setbacks?
- Roads for subdivisions:
  - 3 lots – access easement
  - 4-6 lots – private road easement 40' in width and crush and run
  - 7 lots or more major subdivision, private roads built to County standards. No variances permitted.



21

Buffers Required

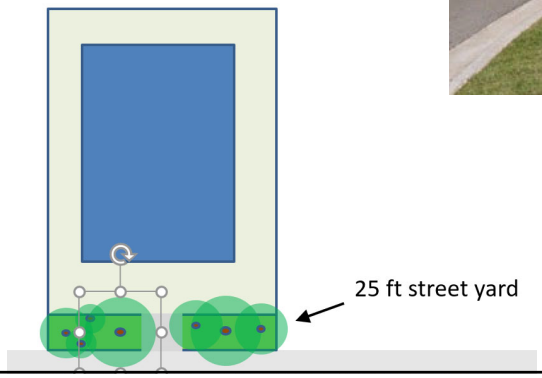
- 30 ft. buffers around major subdivisions
- 100 ft. along arterials for RR, R-15, RM or R-MH
- 50 ft along arterials for other districts
- 30 ft along collector roads
- Street yard as an option for retail and service uses



22

Streetyards Plantings per 100 ft.

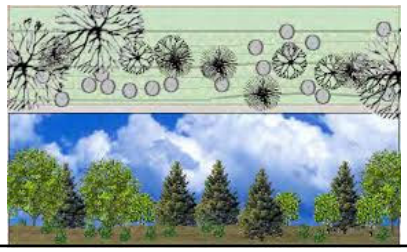
- 2 large trees
- 3 medium trees
- 2 small trees



23

Buffer Location (in lot or separate parcel)

- Location will affect lot sizes
- Major residential subdivisions – typically common area
- Multi-family development – may be part of common lot or platted separately for townhome development
- Non-residential development under common ownership typically on lot



24

Tree Preservation Should Protect

- Canopy – measure percentage canopy (40%)
- Heritage Trees (16-28” dbh)
- Historic Trees (28” dbh or greater)
- Discuss species priorities
- Discuss Street Trees

Source: Coastalbryantreefoundation.org

25

Tree Preservation Applicability

- Major subdivision
- Minor subdivision
- Non-residential site plans
- Individual lots

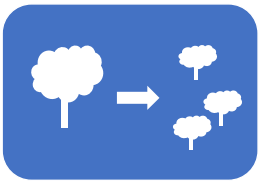
Source: Bryancountyga.org

Source: Steven Smith1

26

Tree Mitigation

- Tree replacement
  - 1” dbh for each 2” dbh of heritage tree removed
  - 1” dbh for each 1” dbh of historic tree removed
  - New development mitigation based on species removed
- Discuss fee **in lieu of OR in addition to** planting



27

Open Space

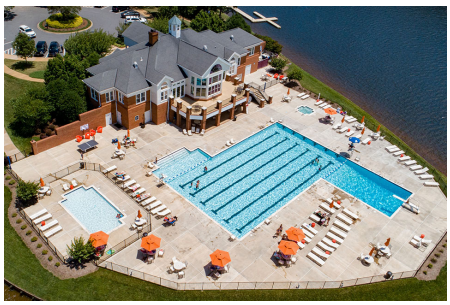
- Amount required
- 50% may be wetlands or water bodies
- At least 5% must be undisturbed greenspace
- Not more than 5% may be used for active recreation requiring facilities

Zoning District	Minimum Percentage of Gross Acreage for Open Space
A, RR-2.5, RR-1.5, RR-1	No minimum
R-15	10
R-M, PD	20
R-MH	15
B-1, B-2, C-I, I-1, I-2, P/I	10

28

Recreational Facilities

- Applicability
  - PD approval
  - R-15 or RM subdivision approval
- Requirements
  - Active park land – 1.5 acres for 50 or more DUs in one or more phases plus 0.5 acres for each addition 50 DUs
  - Active playground for all multi-family developments
- Optional facilities – one credit per 50 DUs



Source: fawnlakevirginia.com

Source: Germantown-tn.gov

29

Optional Active Recreational Facilities

- Active recreation fields – 2.5 acres per credit
- Swimming pool – 1,200 sq.ft. per credit
- Sports courts – ½ credit per acre
- Picnic areas – ½ credit per acre
- Community Buildings – 30 sq.ft. per DU for one credit
- Active playground – 2,400 sq.ft. per ½ credit

Source: allsportsamerica.com

Source: parks.smc.gov.org

30

Sign Issues

- Illumination
- Monument sign requirement
- Pole signs in C-1, I-1 or I-2 districts abutting interstate highway
- EMC

Source: instructables.com

Source: idollardesigns.net

Source: pinterest.com

Source: saifeesigns.net

Source: pinterest.com

Source: washingtonsigncompany.com

Sign Issues

- Outdoor advertising
  - sign illumination
  - Where permitted – proposed limiting to C-I (excluding I-1 and I-2)
- Public Issue (election) signs – 90 days before and 7 after
- Banners Mounted on a Pole (blade or quill sign)

Lighting

- Do we want to regulate commercial lighting?
- Enforcement relies on representations/certifications of applicants
- Limitations on flashing and blinking lights

Source: wlslighting.com

33

Accessory Structures

- Should accessory structures be allowed to be built
  without a principal building in the R-1 district?
- Discuss area limitations for accessory structures in the R or PD districts
- Accessory structures current limit is two accessory structures in RR and R districts. Should this be changed to two buildings to allow pool and gazebo in addition to storage shed and garage or accessory dwelling?
- Accessory dwelling units currently limited to 2,000 square feet – should this also be limited to 40 percent of living area in principal building?

34

Family Child Care Learning Home

- 6 or fewer non-resident children
- Allowed by staff subject to:
  - Owner occupancy
  - 1,000 ft. separation requirement

35

Auto Repair, Heavy

- 100 feet of frontage on arterial or collector street
- Room for 2 vehicles to queue in front of each service bay

Source: angrymoosegarage.com

36

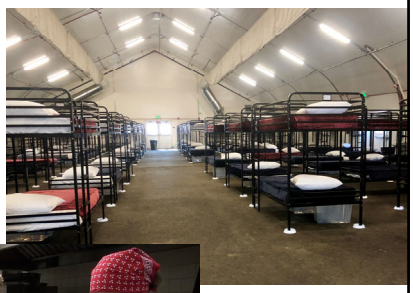
Bed and Breakfast

- Consider distinguishing bed and breakfast homes (up to 4 rooms)
- Bed and breakfast inns (5 to 10 rooms)

37

Religious Institutions

- Should there be a higher level of scrutiny for some accessory uses



38

Temporary Use/Special Events

- Require permits
- Staff approval unless significant traffic impacts

39

Special Event Venues and Special Event Centers

- Venues – accessory to primary residence, limit on number of events each year and number of guests at a given time;
- Centers – commercial building, located in commercial zoning district and no restrictions on number of events or guests.

40

Vehicle Sales Display Areas

- Should vehicle sales areas be paved?

41

Next Steps

- Debrief and modify Articles I-VII
- Schedule August Joint Workshop on Articles VIII-XIII
- Public workshop options
  - 2 Online meetings to cover Articles I-VII and VIII-XIII (July and September)
  - 2 Live meetings in September to cover entire code
- Schedule online Q&A meeting prior to P&Z Hearing
- P&Z Hearing
- Board Hearing

42