

OCTOBER 9, 2019

**Bryan County
Joint Workshop
Workshop**

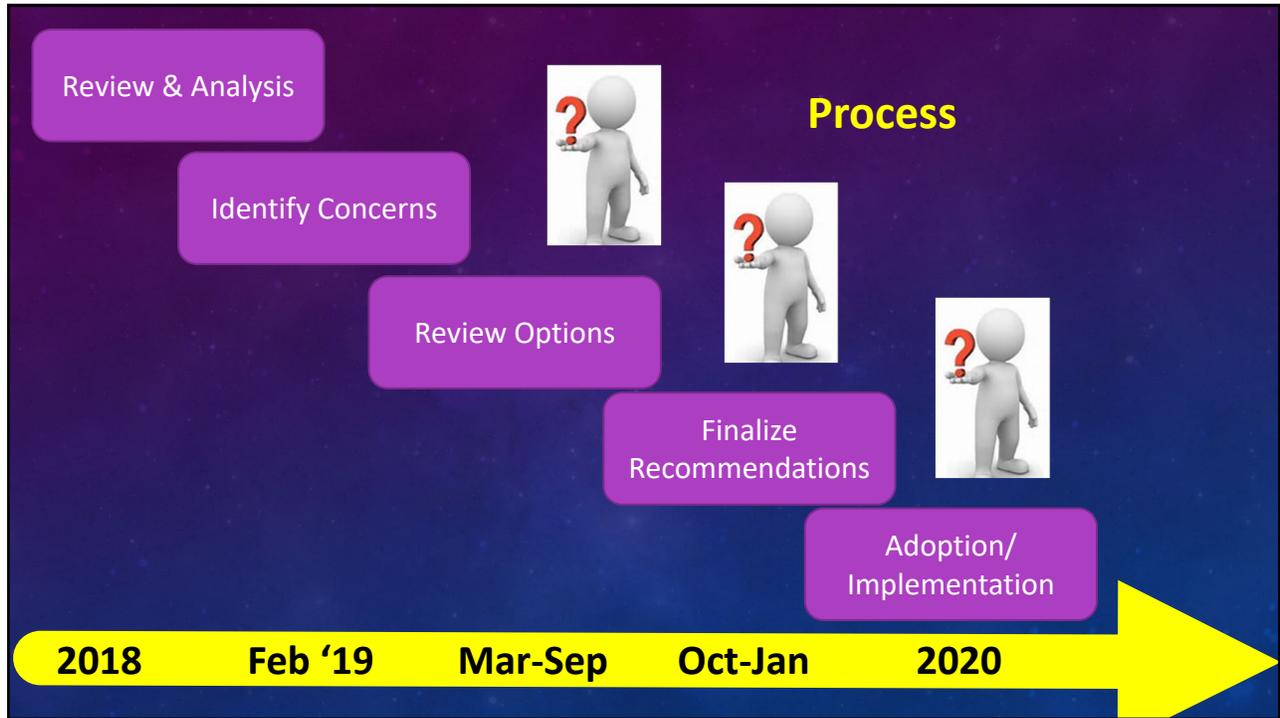



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Agenda

- Status Report
- Pending UDO Issues
- Next Steps

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Article I: Code Administration

- Applicability of UDO to County projects
- Compensation of Commission/Board members
- New Board of Adjustment
 - Variances – should unique-hardship based
 - Appeals
- Plan Consistency

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Articles II-IV: Development Procedures

- Planned Developments
- Subdivisions
- Hearings Locations
- Traffic Impacts
- Approval Extensions
- Minor Subdivisions

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Planned Developments Conceptual Development Plan

- Optional
- Staff reviews/acts
- Ensures
 - Consistency of land use/roads with Comp Plan
 - Utility provider suitability

Planned Development Process
Pre-application Conference
Conceptual Development Plan
Preliminary Development Plan
Final Development Plan

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Planned Developments Preliminary Development Plan

- Mandatory
- Staff reviews; P&Z recommends; Board of Commissioners acts
- Approval
 - Grants PD zoning
 - Assures land use suitability
 - Addresses adequacy of public and private infrastructure
 - Does not authorize construction
 - Expires if no Final Development Plan approval within 24 months

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Planned Developments Final Development Plan

- Mandatory
- Staff reviews/acts
- Approval
 - Ensures consistency with Preliminary Development Plan approval
 - Authorizes Preliminary Plat review

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Major Subdivisions Sketch Plat

- Mandatory
- Staff reviews
- Review addresses
 - Conditions related to prior approvals
 - Land use/development pattern issues
 - Infrastructure issues

Major Subdivision Process
Sketch Plat
Preliminary Plat
Construction Plans
Final Plat
Acceptance of Improvements

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Major Subdivisions Preliminary Plat

- Mandatory
- Staff reviews; P&Z recommends; Board of Commissioners acts
- Approval
 - Ensures consistency with prior approvals
 - Addresses land use & development patterns
 - Ensures adequate public and private infrastructure
 - Expires in 24 months if Final Plat not submitted

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Major Subdivisions Construction Plans

- Mandatory
- Staff review/action
- Approval ensures
 - Consistency with Preliminary Plat approval
 - Adequacy of public facilities
 - Guarantees for construction and maintenance

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Major Subdivisions Final Plat

- Mandatory
- Staff review/action
- Approval
 - Ensures consistency with Preliminary Plat approval
 - Indicates substantial completion of public improvements
 - Authorizes Final Plat recording



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Major Subdivisions Acceptance of Improvements



- Mandatory
- Staff review
- Board of Commissioners action by resolution
- Approval means County accepts ownership and maintenance of applicable public improvements subject to maintenance guarantees

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Hearing Locations

Application Type	Recommending Body	Hearing Body
Comprehensive Plan Text and Map Amendment	P&Z Commission	Board of Commissioners
UDO Text and Map Amendment	P&Z Commission	Board of Commissioners
Planned Development Preliminary Development Plan	P&Z Commission	Board of Commissioners
Conditional Use Permit	P&Z Commission	Board of Commissioners
Variance or Appeal		Board of Adjustment
Major Subdivision Preliminary Plat	P&Z Commission	

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Traffic Impact Analysis

If not previously completed, may be required for:

- PD Preliminary Development Plan
- Preliminary Plat for Major Subdivision
- Rezoning
- Conditional Use Permit
- Site Plan



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Staff may grant
one 12-month
extension

Subsequent
extensions
required by Board

Approval Extensions

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Minor Subdivisions

- Repeated use of minor subdivisions is prohibited
- Exceptions provided for plat corrections and lot line adjustments
- Should there be other exceptions?



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Article V: Zoning Districts and Uses

- Create new districts
- Rename existing districts
- Consolidate existing districts
- Identify changes to new districts
- Specific use questions

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New Zoning Districts

- R-15 – replaces R-30 and presumes centralized services
- R-8 – suburban residential with 8,000 sq.ft. lots

District Abbreviation	Zoning District Name	Comprehensive Plan Character Areas
A-5	Agricultural	Any character area
RR-2.5	Rural Residential 2.5	Agriculture/Low Density Residential
RR-1.5	Rural Residential 1.5	Agriculture/Low Density Residential
RR-1	Rural Residential 1	Low Density Residential
R-15	Low-Density Residential 15	Low Density Residential, Low Density Suburban, and Mixed-Use
R-8	Suburban Residential	Mixed-Use
R-M	Multi-family Residential	Mixed-Use
R-MH	Manufactured Housing Park	Mixed-Use
B-1	Neighborhood Commercial	Mixed-Use, Community Crossroads, and Low-Density Suburban
B-2	General Commercial	Mixed-Use
C-1	Interchange Commercial	Mixed-Use
I-1	Light Industrial	Mixed-Use
I-2	General Industrial	Mixed-Use
I/C	Institutional/Civic	Mixed-Use and other areas deemed appropriate by the Board of Commissioners
WB	Waterfront Business	Privately-Owned Coastal and State Owned Commercial
DM-1	Dunes and Marshlands	Conservation Lands an applicable portions of other character areas
PD	Planned Development	Any Category

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Rename Existing Districts

- AR (agricultural residential) becomes RR (rural residential)
- R-3 (multi-family residential) becomes R-M
- R-4 (manufactured home park) becomes R-MH
- I-L (light industrial) becomes I-1
- I-1 (general industrial) becomes I-2

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Identify New Districts

Prior Zoning District to be Eliminated	New Zoning District Assignment
AR-2.5 – Agriculture Residential	RR-2.5
AR-1.5 – Agriculture Residential	RR-1.5
AR-1 – Agriculture Residential	RR-1
R-30 – Residential	RR-1 or R-15 ¹
R-1 – Residential	R-15
R-2 – Two-family residential	R-8
R-3 – Multifamily residential	R-M
R-4 – Manufactured housing park	R-MH
BN – Neighborhood business	B-1
I-L – Light industrial	I-1
I-1 – General Industrial	I-2
O – Office	I/C
WB-1 – Waterfront Business	WB
WB-2 – Waterfront Commercial	WB
WB-3 – Waterfront Commercial/Industrial	WB
PUD – Planned development	PD

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Agricultural Uses

- Large Farm Animals
 - Min 2.5 acres in RR districts
 - Pigs limited to A-5
 - 100 ft separation
 - Densities?
- Small Farm Animals
 - Allowed in RR
 - 50 ft. separation
 - Max numbers?



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Mining Activities

- Allowed in A-5 as conditional use
- Should batch plants be allowed in A-5 as conditional uses?
- Should mining be allowed in the I-2 district as a conditional use



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Group Homes/Personal Care Homes

- Small group homes exempt by federal law
- Rehab and transitional housing not subject to protections
- Where should non-exempt group homes be allowed?

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Schools

- Should middle and high schools be limited in RR and R districts?



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Religious Institutions

- Issue is growth in size and mission/accessory uses
- Options
 - Don't limit
 - Prohibit in residential districts
 - Limit size through CUP in residential districts



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Industrial Uses



- Development Authority requests consolidation of uses
- Consolidation works where Development Authority deed restrictions are in place – will allow incompatible uses in other locations
- Recommend minimal consolidation with pre-approval of conditional uses within Development Authority lands

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Accessory Structures

- Require principal structure before accessory structure everywhere but the A-5 district where ag bldgs are exempt
- Allow multiple accessory structures in RR districts subject to principal building setbacks



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Density in PD Districts

- Currently based on R-30 assumption of 15,000 sq.ft. lots (2.5 du/a) – basis for measurement unclear
- Options for calculating base density
 - Gross acreage
 - Net developable acreage
 - Yield plan

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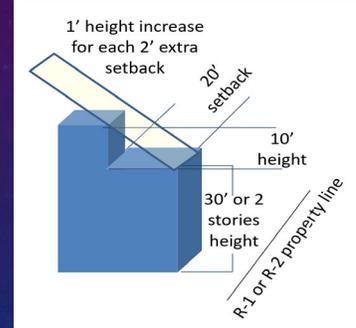
Density Bonuses in PD Districts

- Percentage of stormwater managed by LID/green infrastructure
- Sustainability (e.g., LEED)
- Additional open space/amenities
- Additional civic space
- Additional buffers
- Additional tree preservation
- Other?

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Article VI: Site Development Standards

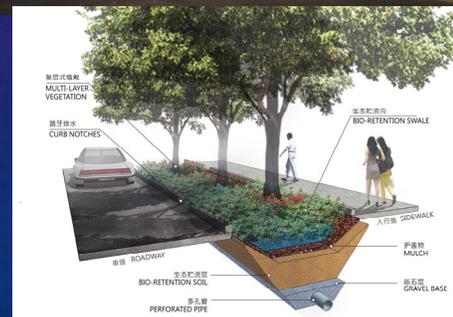
- Height transitions
- Development incentives (height increases and lot size reductions)
 - Expand current design credits



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Article VI: Site Development Standards

- Parking spaces
 - Maximums
 - Disincentives for surplus
 - Pervious pavement requirements
- LID requirements/incentives



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Buffers

Increase opacity of buffers along County thoroughfares



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Electronic Message Centers

- Brightness
- Locations
- Size
- Animations/transitions
- Frequency of message changes



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Supplemental Conditions for Specified Uses

- Accessory dwellings/guest houses
 - Allowed on lots greater than 30,000 sq.ft.
- Short-term vacation rentals
 - Address through separate process

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Single-Family Design Guidelines

- Applicability – consider exempting RR districts from some or all standards
- Building materials
- Garage setbacks
- Roof planes

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Development Patterns

- Conservation Subdivison
 - Where: A-5, RR, PD
 - Unit types: ?
- Traditional Neighborhood Development
 - Not generally applicable, but possible through PD district




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Next Steps

- Complete draft/Staff review
- Review draft with Steering Committee
- Public review/adoption

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