



September 17, 2020

Bryan County UDO Joint Workshop

Agenda

- Status Report
- Article V: Zoning and Land Use
- Article VII: Specific Use Standards
- Article VIII: Development and Design
- PD District Discussion
- Additional Questions/Comments
- Next steps

Status Report

- Procedures, zoning districts and common development standards updated from June 22 workshop
- Specific use and design standards to be discussed today
- Engineering Director reviewing improvement standards
- Staff finalizing zoning map

Planned Development Questions

- Do we want to keep the Planned Development District?
- What minimum lot sizes should we use?
- Should we enable density bonuses?

Land Use	Minimum Lot Size without Density Bonuses	Minimum Lot Size with Density Bonuses
Single-family residential	15,000 sq.ft.	7,500 sq.ft.
Multi-family – townhome	1,600 sq.ft.	
Multi-family apartment/condominiums	2 acres	
Commercial/Industrial	minimum parcel size determined during conceptual plan process	



PD Design Requirements

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



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

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
- Facilities – one credit required per 50 DUs



Source: fawnlakevirginia.com



Source: Germantown-tn.gov

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

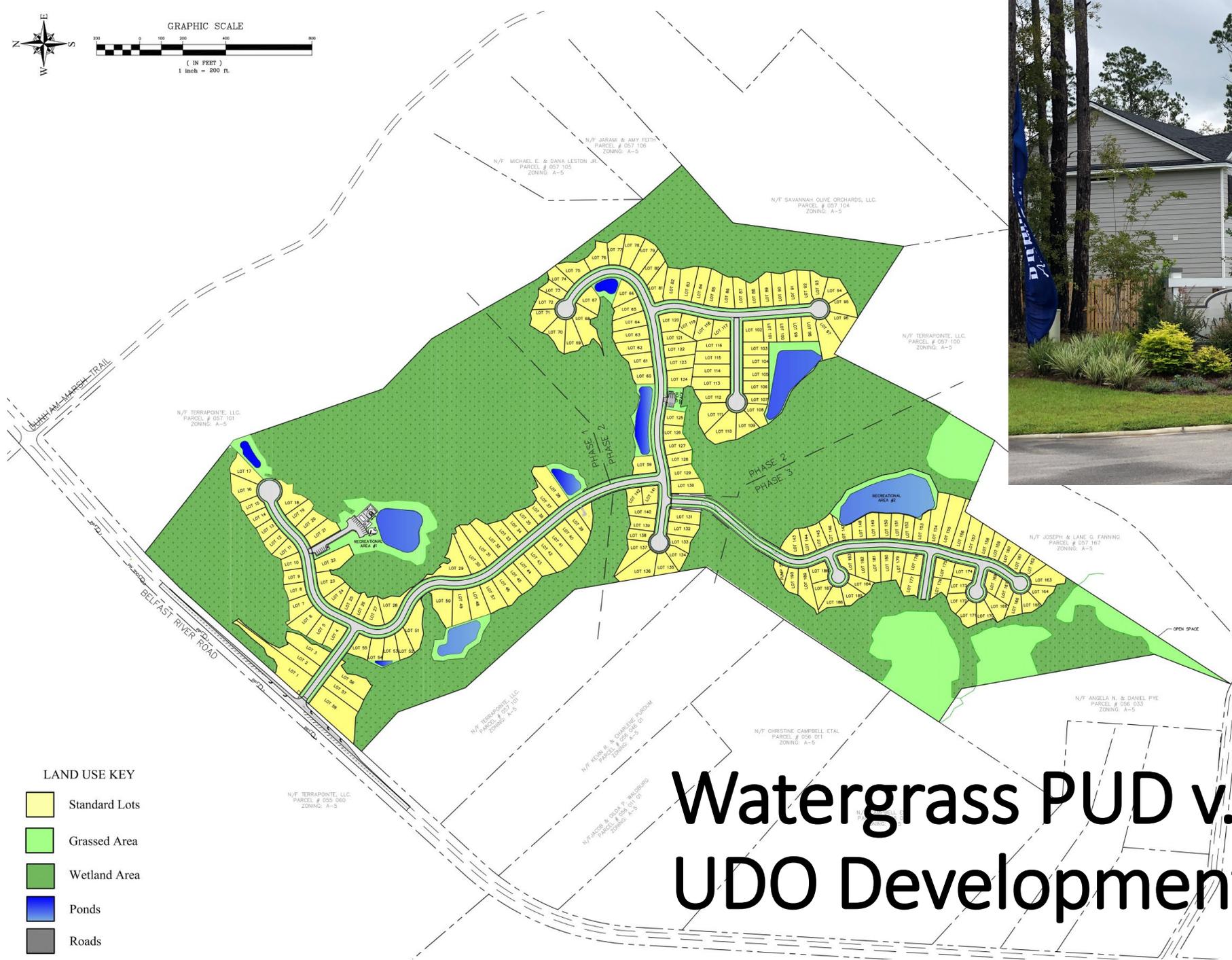
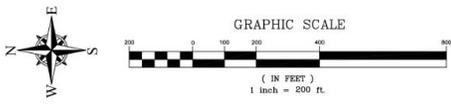
Source:
parks.smc.gov.org



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





LAND USE KEY

- Standard Lots
- Grassed Area
- Wetland Area
- Ponds
- Roads

Watergrass PUD v. UDO Development

Watergrass PUD v. UDO Development

	Watergrass	Under UDO
Total Acreage	140	140
Wetlands Acreage	73	73
Recreational Acreage	2.65	3
Non-wetlands open space	13.45	11
Developable acreage	67	67
Dwelling units	190	201*
Gross density	1.36	1.44
Net density	2.83	3
Minimum lot size	6,000	7,500

* Note that new PD encourages a mix of dwelling unit types. Watergrass is 100% single-family detached

Watergrass PUD v UDO Recreational Amenities

Recreational Amenities	Watergrass	UDO	Notes
Pool sq.ft.	1,250	3,600	1,200 sq.ft. min. per credit
Basketball Court	0.50	1	1 per half credit
Playground	1	1	2,400 sq.ft. min per half credit

Watergrass PUD v. UDO Design Requirements

Watergrass

- 50' buffer along Belfast River Rd that is partially on lots
- Street trees 40 ft. on centers
- Building materials per UDO
- Preserve trees 24" or greater outside roads and building areas
- Building setback 25', garage setback 29'

New UDO

- 100' buffer along Belfast River Rd between road and lots
- Street trees – 2 per lot 3" caliper
- Raised slabs (18") with cladding
- Building materials per UDO
- Preserve trees 16" or greater outside roads and building areas
- Building setback 25', garage setback 30'

Watergrass Entry







Street Trees

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Conservation Subdivisions

- Overlay district subject to:
 - PD approval process
 - At least 50% open space
 - 80% of lots to front on open space
 - Densities based on achievable density of underlying districts
 - Minimum lot sizes ranging from 8,000sf to 1 acre depending on utilities



Accessory Structures

- Should accessory structures be allowed to be built without a principal building in A-5 and RR districts?
- Accessory structures current limit is two accessory structures in RR and R districts. Should this be changed to three buildings to allow pool and gazebo in addition to storage shed and garage or accessory dwelling?



Family Child Care Learning Home

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



Auto Repair, Heavy

- 100 feet of frontage on arterial or collector street
- Room for 1 vehicle to queue in front of each service bay



Source: angrymoosegarage.com

Bed and Breakfast

- Consider distinguishing bed and breakfast homes (up to 4 rooms)
- Bed and breakfast inns (5 to 10 rooms) limited to AR-5 and RR-2.5



Excavation and Mining

- Conditional use permit required
- Excavation or removal of that
 - Exceeds 1 acre of disturbed area
 - Exports or imports material to or from another property
 - Is in a state or federal water or wetland area
- State permit required
- Compliance with state law
- Limit operations to Monday-Saturday, sunrise to sunset
- Site restoration required



Religious Institutions

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



Temporary Use/Special Events

- Require permits
- Staff approval unless significant traffic impacts



Shooting Range, Outdoor

- Conditional use permit required – limited to A-5 district
- Range design provisions address
 - Security
 - Parking
 - Noise
 - Drainage
 - Backstops
 - Proximity to water bodies



Special Event Homes and Special Event Centers

- Homes – 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.



Vehicle Sales Display Areas

- Should vehicle sales areas be paved?



Wrecking, Salvage and Junk Yards

- Conditional use permit required – limited to I-2 district
- No closer than 500 feet to any RR or R district
- Screened by 8-ft tall fence
- No stacking higher than screening
- No temporary storage outside screening



Development Patterns and Design

- Based on Coastal Regional Commission's "Georgia Coastal Regional Character Design Guidelines"



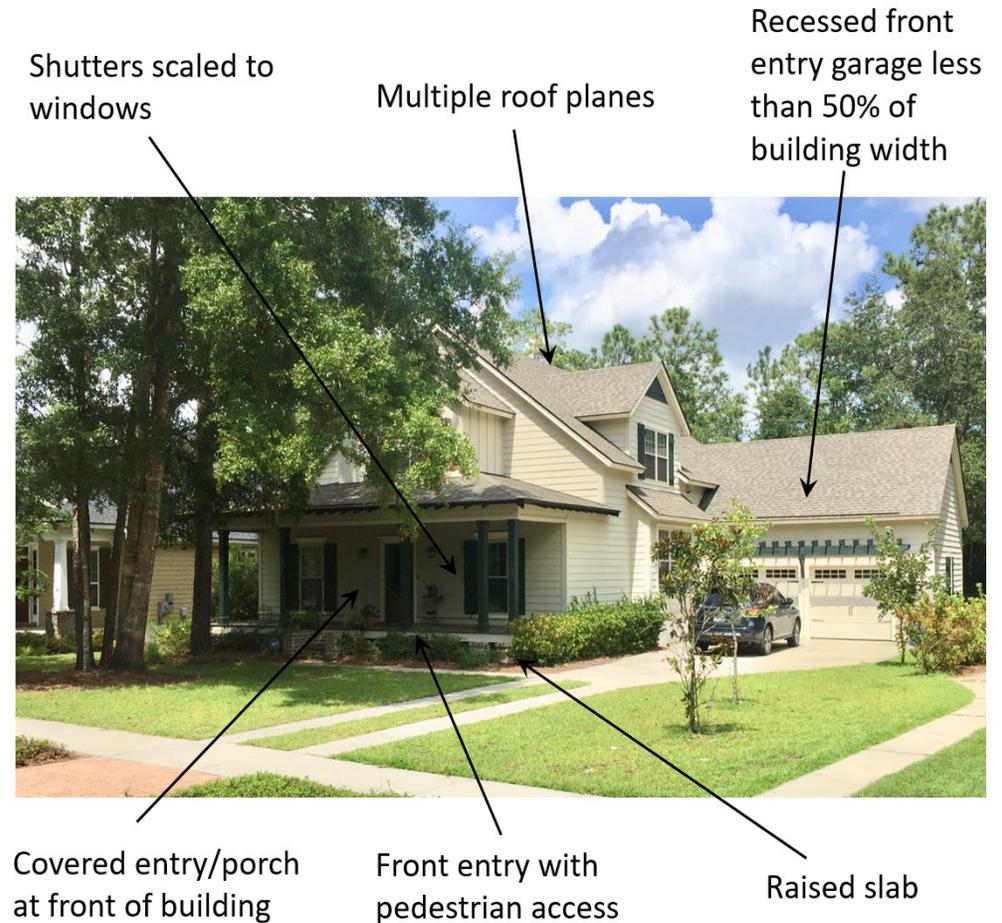
Single Family and Duplex Design

- No change in building material requirements
- Required design features
 - Limit on garage width for front facing garages
 - Elevated slab requirement
 - Covered entries connected to sidewalks
 - Street-facing walls must have combination of windows, wall projections, balconies or other design features to break up large blank walls
- Optional features (pick 3)
 - Side, rear or detached garages
 - Shutters
 - At least 3 roof planes visible from street
 - Minimum 4/12 pitch
 - Covered porches



Single Family and Duplex Design

- Variations in housing plans not mandated
- Garages not required to be behind the front building line, but setbacks have been reduced for non-garage portions of homes



Multi-Family Design

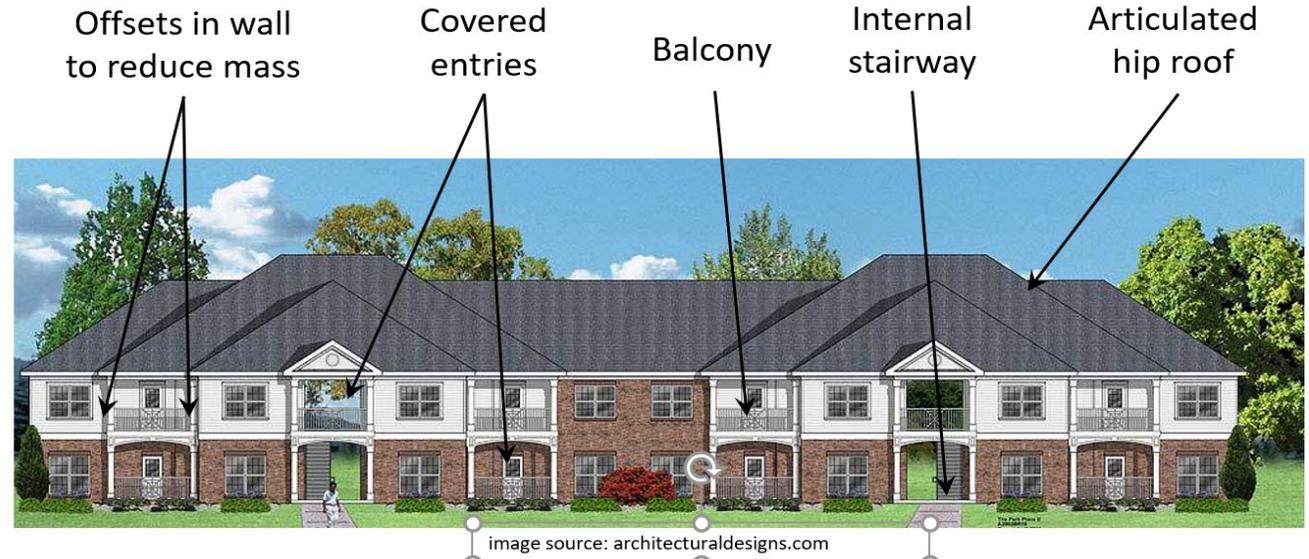
- No change in building material requirements
- Required design features
 - Gable or hip roofs required
 - Window/doorway design requirements
 - Stairways must be internal to side building walls
 - Garage doors must be inset
- Optional features (pick 3)
 - Awnings
 - Balconies
 - Windows with divided lites
 - Functional shutters
 - Eaves consistent with CRC guidelines



image source: architecturaldesigns.com

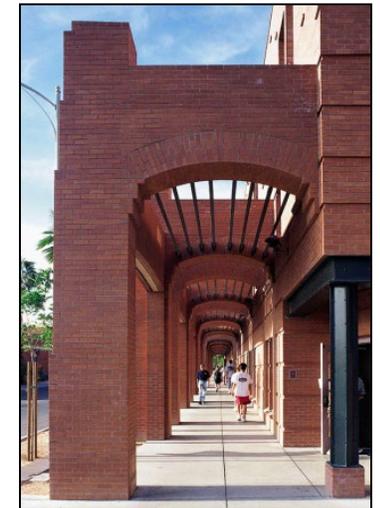
Multi-Family Design

- Building Massing
 - Separation between buildings
 - Maximum wall length
 - Requirement for varied setbacks and plans
 - Requirement for relief in walls and rooflines
- Accessory buildings
 - One story limit
 - Building and roofing material consistency required



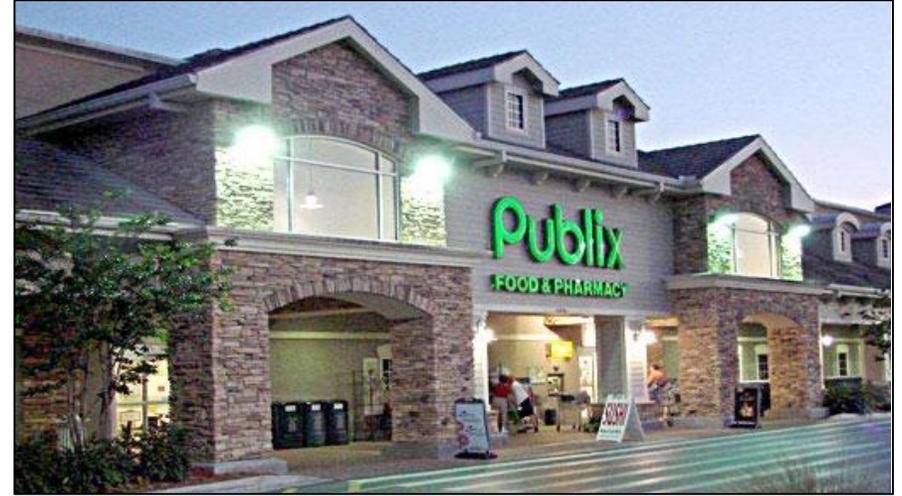
Commercial

- No change in building material requirements
- Required design features
 - Articulated rooflines, wall planes and wall heights
 - Pitched roofs or parapets with varied heights
 - Windows comprise 20% of street facing and entry walls
 - Covered entries
 - Requirement for relief in walls and rooflines
- Optional features (pick 4)
 - Exceed above window requirement
 - Roof overhangs
 - Functional or appropriately sized shutters
 - Wood or composite entrances
 - Awnings, canopies, arcades, galleries, balconies or similar features



Large-Scale Commercial

- 10,000 sq.ft. building or 40,000 sq.ft. multi-tenant development
- Village or campus layout
- Use of wall offsets and other design features to create appearance of smaller shops
- Pedestrian features (e.g., covered walkways, courtyards, plazas, varied walking surfaces)
- Public gathering spaces
- Project entry landscaping
- Building height transitions



Plazas include shade and other pedestrian amenities



Industrial

- Tilt-up walls allowed if finished on street-facing walls
- Required design features
 - Long walls to include offsets, architectural features, roofline changes or color changes
 - Parapet heights limited
 - Covered landscaped entries
 - Windows for retail spaces
 - Walls facing arterial streets, must include four of the following:
 - Parapets
 - Cornices
 - Roofline offsets
 - Windows or doors
 - Window hoods
 - Transoms
 - Bulkheads
 - Awnings or canopies
 - Ribs or columns
 - Changes in texture/masonry



Industrial Design

Textures and colors provide visual relief for long walls

Varied rooflines

Clearly defined entries with landscaping to soften building



Clearly defined entries with windows and landscaping to soften building



Next Steps

- October 8: Public review final draft UDO available
- October 27: Public information session (Richmond Hill)
- October 27: P&Z public hearing (Richmond Hill)
- November 3: P&Z recommendation
- November 10: Public information session (Pembroke)
- November 10: Board of Commissioners first reading public hearing (Pembroke)
- December 8: Board of Commissioners second reading
- January 12: Effective date of UDO