

# Memo

To: Bryan County Joint Workshop Participants  
From: Michael Lauer, AICP - Principal  
Date: September 9, 2020  
Re: September 17<sup>th</sup> Joint Workshop UDO Discussion Items

---

At our June 22<sup>nd</sup> workshop, our discussions focused on Articles I-VI of the draft UDO, which provided concrete direction on most of the regulatory issues related to development procedures, zoning districts and site development standards. On September 17<sup>th</sup> we will discuss UDO provisions addressing standards for specific uses, design standards situations and unresolved planned development issues from the June 22<sup>nd</sup> workshop.

**Status Report:** Staff and consultant have modified draft UDO provisions for Articles I-VI to reflect input from the June 22<sup>nd</sup> workshop. Following the September 17<sup>th</sup> workshop, staff and consultant will prepare a public review draft that incorporates workshop comments and pending comments from the Engineering Director on public improvements Articles IX-XI.

## **Article V: Zoning Districts and Uses**

### **Division 9: Planned Developments**

Based on comments from the June 22<sup>nd</sup> workshop, the following issues are unresolved:

1. Should the UDO include a Planned Development District?
2. What minimum lot sizes should be established?
3. Should the PD include a menu of density bonuses that allow for decreases in lot sizes and increases in net density? If so, what should the maximum achievable net density be?

At the September 17<sup>th</sup> workshop, these issues will be discussed following the discussion of the Development Patterns and Design Standards in Article VIII.

### **Division 10: Conservation Subdivision Overlay District**

Based on comments from the June 22<sup>nd</sup> workshop, the conservation subdivision will now be treated as a new overlay district rather than a development pattern. The overlay district will allow densities that reflect the underlying zoning district requirements. The process for creating a conservation subdivision would be the same as for a PD, but there are some key differences in the resulting product.

1. Not less than 50% of the gross site area must be reserved as open space versus 20% for a PD.
2. Minimum lot areas are 8,000 square feet where centralized sewer service is provided, one-half acre where centralized water or sewer service is provided, and 1 acre where centralized water and sewer services aren't provided.

3. No density bonuses are allowed – density cannot exceed the density that may be achieved in the underlying zoning district through conventional development.
4. At least 80% of lots must abut common open space.

#### **Article VII: Supplemental Conditions for Specified Uses**

1. **Accessory Farm/Non-residential structures.** Should accessory structures be allowed to be built before principal structures are constructed in RR 1.5 and RR-1 zoning districts?
2. **Accessory Structures (Residential).** Current zoning provisions limit lots in RR and R districts to two accessory structures, should this be changed to three structures to accommodate a pool, gazebo and shed or detached garage?
3. **Family Child Care Learning Homes.** The draft UDO requires family child care learning homes with six or fewer non-resident children to be owner occupied and separated from other child care homes by 1,000 feet.
4. **Heavy Auto Repair.** The draft UDO requires heavy auto repair facilities to have frontage on an arterial or collector street and to have room for at least one vehicle in front of each service bay.
5. **Bed and Breakfast Facilities.** The draft UDO distinguishes bed and breakfast homes (up to 4 guest rooms) from bed and breakfast inns (5 to 10 guest rooms). B&B Homes would be allowed in any A or RR district, but B&B Inns would be limited to A-5 and the RR-2.5 districts.
6. **Religious Institutions** – Religious institutions, which are defined as “house of worship, such as a church, temple, synagogue, or mosque,” frequently have one or more accessory uses associated with the institution. Once a use is established, most give broad discretion for operation of the principal use and allowed accessory uses. The question for discussion is whether the UDO should place a higher level of review on any of the following potential accessory uses:
  - a. Fellowship halls, parish halls and similar buildings or rooms used for meetings, religious education, and similar functions;
  - b. Religious schools (even where the facilities are used for both secular and religious educational activities);
  - c. Religious camps or retreat centers;
  - d. Faith-based homeless shelters;
  - e. Faith-based soup kitchens; or
  - f. Faith-based group homes.
7. **Special Events and Temporary Uses.** These would be permitted by staff unless there is a determination that the use would have significant traffic or emergency access issues, in which case, Board of Commissioners approval would be required.
8. **Special Event Homes and Special Event Centers.** The draft UDO distinguishes these uses with special events homes being accessory to primary residences and allowed a limited number of events with a limited number of guests at any given time. Special events centers would be limited to commercial zoning districts and would not be restricted in the numbers of events or guests.

9. **Vehicle Sales.** The draft UDO requires that display areas for vehicle sales be paved. This helps control dust and reduces the temptation for display vehicles to encroach on public right-of-way. Should other surfaces be considered?

### **Article VIII: Development Patterns and Design Standards**

**Generally.** These standards refine the design standards established within the IDO to address a variety of implementation issues. In many cases, subjective design principles have been changed to more measurable design standards, some of which are mandatory and some are optional. Some flexibility is provided to the Community Development Director for most of the building or site development standards, but standards addressing design factors such as building materials may not be waived. An objective of the design guidelines is to achieve consistency with the Coastal Regional Commission's (CRC) "Georgia Coastal Regional Character Design Guidelines."

#### **Single Family and Duplex Development.**

**Applicability.** The UDO retains the IDO exemptions for manufactured home parks and subdivisions; lots created by minor subdivisions; any parcel in an A or RR district; lots in previously approved PUDs that have adopted design standards similar to those in the UDO; major subdivisions with previously approved preliminary plats; and transition areas in pending subdivisions.

#### **Building Design.**

1. Building material requirements are consistent with those of the IDO and are not variable.
2. Required features include:
  - a. Limitations on front-facing garage width
  - b. Elevated slab requirements
  - c. Covered entries and connectivity to sidewalks
  - d. Relief (windows, projections, balconies, etc.) for walls facing streets
3. Optional features include at least three of the following:
  - a. Side, rear entry or detached garages
  - b. Appropriately sized shutters
  - c. At least three roof planes visible from front property line
  - d. Minimum 4/12 roof pitch
  - e. Covered porches, which count for two options
4. Home plan variation: the draft UDO does not mandate varied house plans due to the administrative difficulty of enforcing such provisions.

#### **Multi-Family Development.**

**Applicability.** These design requirements apply to any new project with five or more dwelling units in any zoning district.

#### **Building Design.**

1. Building material requirements are consistent with those of the IDO.
2. Required features include:
  - a. Gable or hip roofs
  - b. Window and doorway design
  - c. Stairway design

- d. Inset garage doors
- 3. Optional features include at least three of the following:
  - a. Enclosed or courtyard stairways
  - b. Awnings
  - c. Balconies
  - d. Windows with divided lites
  - e. Eaves consistent with CRC design guidelines
- 4. Building Massing. The UDO deletes the prior limitation of 8 dwelling units per building but retains the following building mass limitations:
  - a. Minimum separation between buildings
  - b. Maximum building length of 160 feet with wall and roof offset requirements
  - c. Requirement for varied setbacks, plans, walls and rooflines
- 5. Accessory Buildings
  - a. Limited to one story
  - b. Require same building materials and design as principal structures
  - c. Require same roofing materials and rooflines as principal structures

**Commercial Development.**

**Applicability.** Standards apply to all commercial and mixed-use development in B-1, B-2, P/I and C-I districts; as well as remodeling projects equal to or greater than 50% of assessed value.

**Building Design.**

- 1. Building material requirements are consistent with those of the IDO, but have expanded options for accent materials.
- 2. Required features include:
  - a. Articulated rooflines, wall planes and wall heights,
  - b. Use of wall offsets or other design features to create the appearance of multiple storefronts of 50 feet in width
  - c. Pitched roofs or parapets with varied heights
  - d. Windows comprising 20% of entry and street-facing walls
  - e. Covered entries and connectivity to sidewalks
  - f. Relief (windows, projections, balconies, etc.) for walls facing streets
- 3. Optional features include at least four of the following:
  - a. Window and entry requirements exceeding required design feature standards
  - b. Roof overhangs
  - c. Functional or appropriately sized shutters
  - d. Wood or composite entrances
  - e. Balconies, awnings, canopies, arcades or similar features
- 4. Additional requirements for large scale (single tenant building > 10,000 sq.ft. or multi-tenant developments >40,000 sq.ft.)
  - a. Village or campus layout for retail and service commercial, office and mixed-use development

- b. Pedestrian features such as covered walkways, courtyards, plazas and varied surfaces
- c. Public gathering spaces
- d. Project entry landscaping
- e. Landscaping for public plazas and building fronts
- f. Building height, arrangements and site designs to reduce the apparent scale of the development

**Industrial Development.**

**Applicability.** New development in the I-1 and I-2 districts and redevelopment equal to or greater than 50% of assessed value.

**Building Design.**

1. Building material requirements allow for materials listed in the IDO and tilt-up construction as long as street-facing walls are finished.
2. Required features include:
  - a. Use of offsets, architectural features, roofline changes, color changes or a combination thereof to break up long walls
  - b. Limitations on parapet height
  - c. Requirements for at least four of the following design elements for buildings facing arterial or collector streets:
    - i. Parapets.
    - ii. Cornices.
    - iii. Roofline offsets.
    - iv. Windows or doors.
    - v. Window hoods.
    - vi. Transoms.
    - vii. Bulkheads.
    - viii. Awnings or canopies.
    - ix. Ribs or columns.
    - x. Changes in texture or masonry.
  - d. Clearly defined, covered, and landscaped entry
  - e. Windows for retail spaces

**Next Steps**

Following the workshop, consultant and staff will incorporate recommendations into the draft UDO and advertise for a public hearing of the Planning and Zoning Commission.

- 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