

envision  n
ZONING UPDATE

Glynn

Kickoff Meeting

May 9, 2019

Ground Rules & Logistics

- Please silence your devices
- Restrooms located at end of hallway
- All materials tonight will be online tomorrow by noon
- We want every voice to be heard
- All questions will be answered during the Concerns & Solutions exercise after the presentation
- Allow others to speak
- Show courtesy and respect to everyone (two warnings and then will be asked to leave)

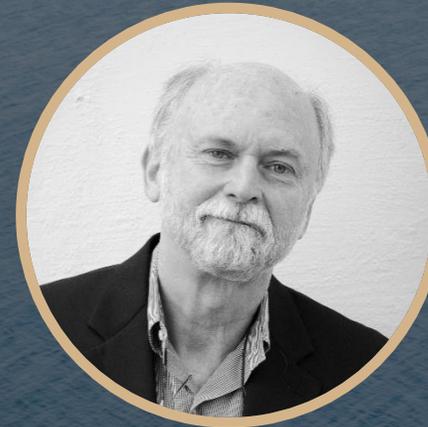
Consultant Team: TSW



Caleb Racicot
Coding Expert



Woody Giles
Project Manager



Bill Tunnell
Coastal Planner



Joe Cooley
Zoning Attorney

Other Consultant Team Members



Kathleen Field
Planner and
Liaison



Bob Williams
Engineering
Codes Expert



Heike Slinin
Engineering
Codes Expert



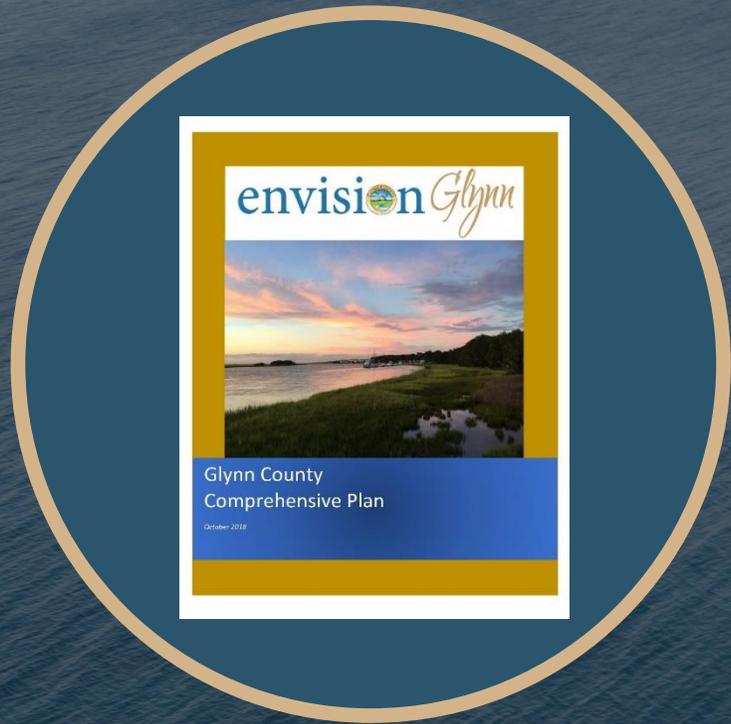
Lauren Blaszyk
Planner

Preserving Local Identity

- We are committed to a “Glynn County Code”
- Small, nimble team
- No preconceived notions with regard to outcomes



Codifying Envision Glynn



Comprehensive Plan
Establishes a Vision



Zoning Makes Sure
Development Follows the Vision

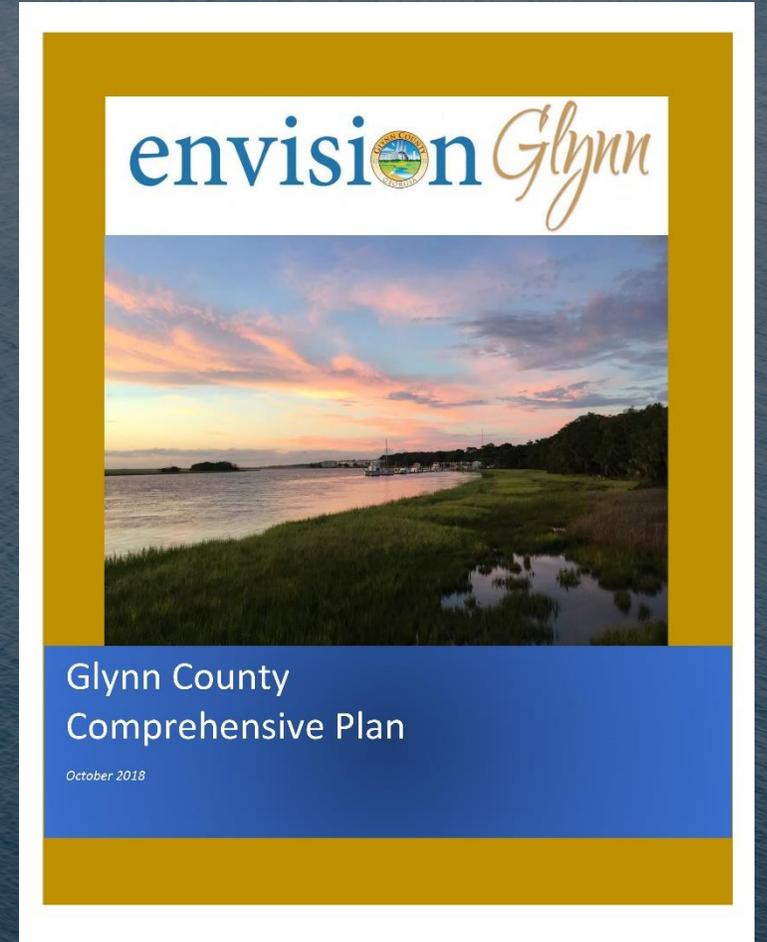
Envision Glynn Summary

- 6 Public meetings
- 2 Open houses
- Media campaign
- Community survey
 - *Of 1,130 survey respondents, only 4% felt County should not update its zoning*



Envision Glynn Summary

- We Value:
 - *Our quality of life*
 - *Rational, thoughtful development*
 - *The natural beauty and function of our coastal environment*
 - *The unique heritage and culture of our various communities*
 - *A thriving economy*
- Needs and opportunities
- Guiding policies



Envision Glynn Summary

- Recommendation to “Update County Zoning and Subdivision Ordinances in accordance with the recommendations of this plan”
 - *Design criteria*
 - *Green development standards, impervious surfaces, riparian buffer protection, tree ordinance*
 - *Zoning/infrastructure capacity alignment*
 - *Parking and traffic impact analyses*

Goals of the Zoning Update



Support the implementation of Envision Glynn



Advance the vision of local residents and businesses



Encourage appropriate growth and promote economic development



Balance development rights with sound planning principles

Goals of the Zoning Update



Preserve natural resources while considering community resiliency and the impacts of sea level rise



Ensure that regulations are easy to understand and administer



Establish the right amount of regulation to address local needs

Overview of the Process

General



ANALYSIS &
LISTENING



CHARTING
A COURSE



DRAFT
CHANGES



FINAL
UPDATES

Specific

Overview of the Process

General



Specific

JANUARY 2019 -
JUNE 2019

JUNE 2019 -
OCTOBER 2019

OCTOBER 2019 -
MARCH 2020

MARCH 2020 -
JULY 2020

1. Analysis & Listening

- Review *Envision Glynn*
- Stakeholder interviews
- Public Kick-off Meeting
 - *Identify policy changes for consideration*
- Tools and best practices
- Initial legal review
- Detailed zoning ordinance review



Regulations to Review

- Zoning ordinance
 - *Zoning district requirements*
 - *General provisions*
 - *Procedural requirements*
 - *All other sections*
- Subdivision ordinance
- Other ordinances relevant to development
 - *Buildings, alcohol, environmental, streets, and much more*

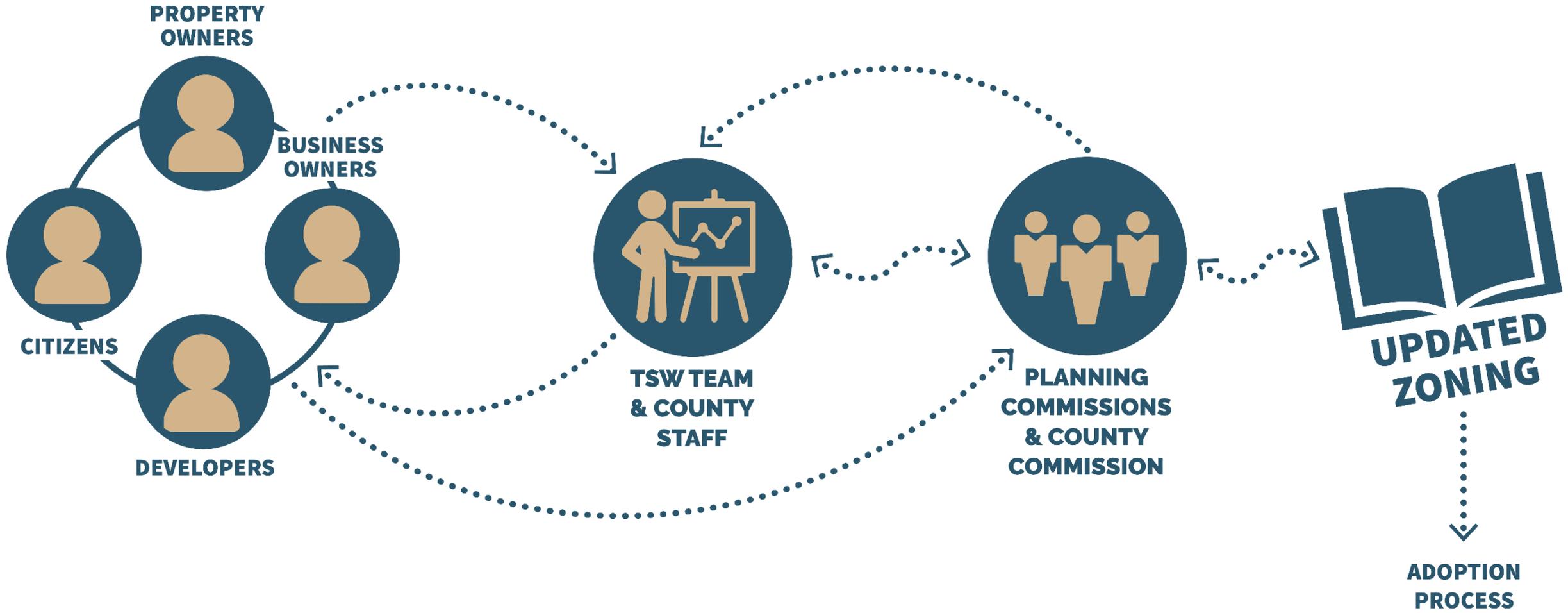


2. Charting A Course

- Alternative zoning approaches
- Diagnostic Report
 - *Technical and policy changes*
- Draft table of contents
- Review by Staff, Joint Planning Commissions, & County Commission
- Community Workshop
 - *Explore policy options*
 - *Early Fall 2019*



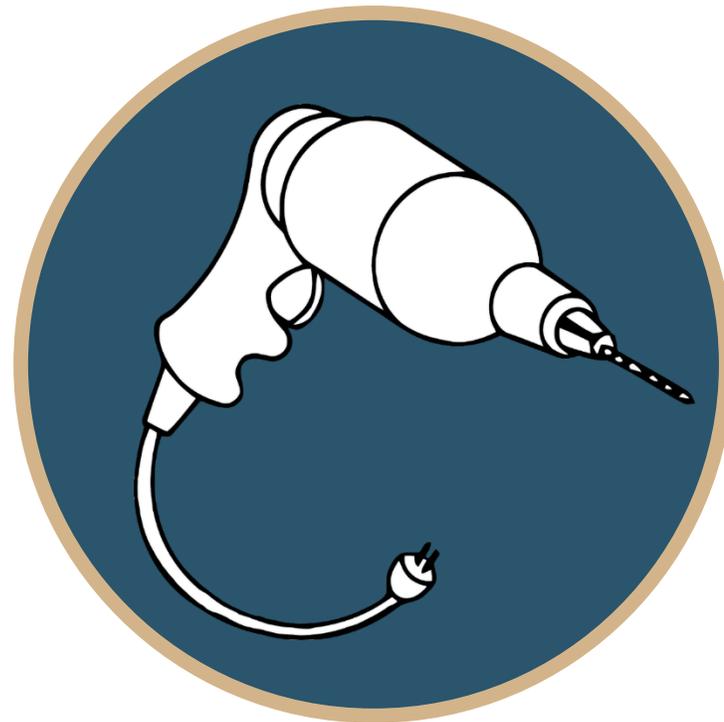
2. Charting a Course



Zoning Text Updates



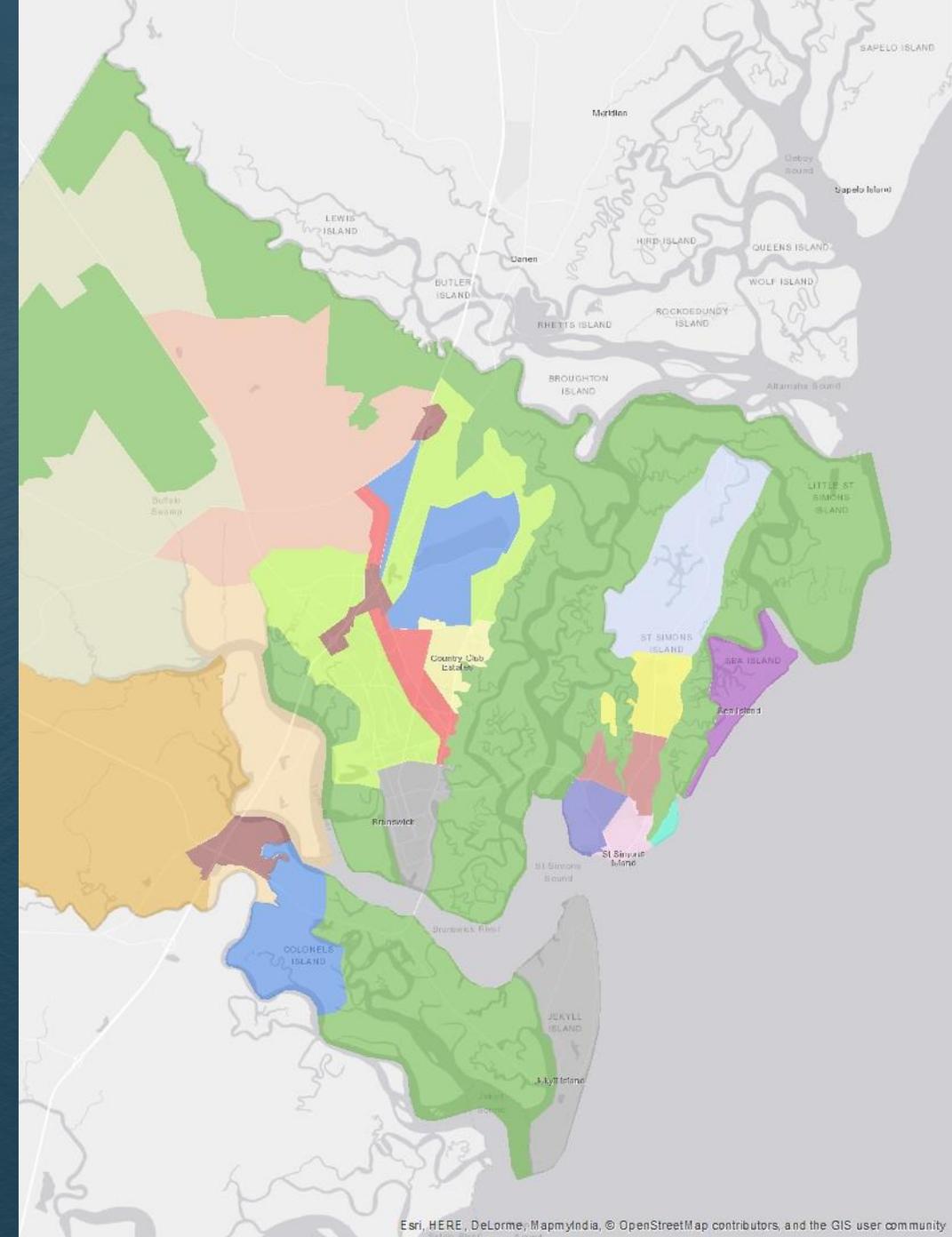
70% Clean Up



30% Drill Down

One Size Does Not Fit All

- This is a Countywide effort for the Mainland and Islands
- But different character areas and portions of the County will require different zoning solutions



Development Factors

- Zoning is one factor
- Also determined by other factors
 - *State and federal environmental protections*
 - *Real estate market demands*
 - *Lending and insurance constraints*
 - *Infrastructure capacity*
 - *Water availability*
 - *Other regulations and factors*



Sector Study

- St. Simons Island Sector Study
- Will look at future growth trends
- Will identify good, better, and best solutions for traffic improvements
- Transportation consultant will be selected in June
- Process will last 15-18 months



3. Draft Changes

- Draft code
 - *Redlined changes*
- Staff & Commission review
- Public Open House
 - *Early 2020*
- Edits & revisions

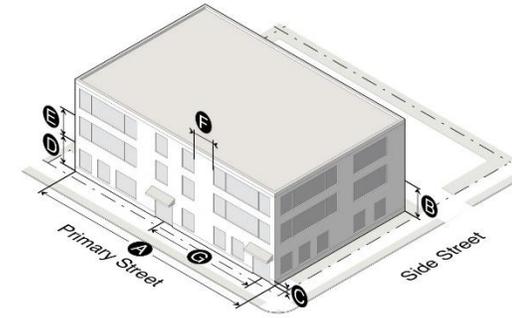


Easy to Use Codes

- Use of simple graphics and illustrations
- Easy to understand tables of uses and other regulations
- Clear and concise writing
- Consistency among definitions and regulations
- Tailored to administrative capacity

K. General Building

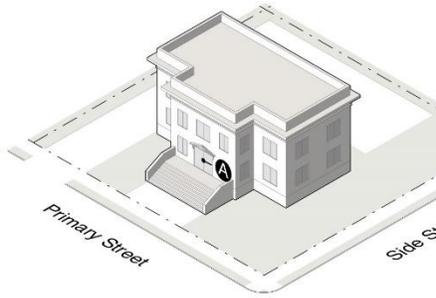
A building type designed to accommodate commercial, office or industrial activity. Not intended for retail sales or personal service uses.



Lot		
Street-facing facade length	200' max	A
Height		
Ground story height (floor to ceiling)	11' min	B
Ground floor elevation	0' min / 2' max	C
Transparency		
Ground story: primary/side street	40% / 20% min	D
Upper story	20% min	E
Blank wall area: primary/side street	40' / 60' max	F
Pedestrian Access		
Entrance facing primary street	Required every 125'	G
Parking Location		
No on-site parking is allowed between the building and the street		

L. Civic Building

A building type designed to accommodate civic, institutional or public uses.



Lot	
Dwelling units per building	n/a
Pedestrian Access	
Entrance facing primary street	Required
Use	
Only the following uses are allowed in a civic building type (see Sec. 6.2.):	
1. College, university, seminary;	
2. Library, museum, public;	
3. Office, governmental, civic or charitable organization;	
4. Place of worship;	
5. Police, fire or EMS station;	
6. Post office; and	
7. School, private or private (K-12).	

4. Final Updates

- Public Hearing draft
- Adoption hearings
- Final code
 - *Summer 2020*
- Quick reference guide and staff training



Zoning Implementation

- Transition strategy between old and new ordinances
- Map updates
- Strategy for addressing previous approvals
- Delayed effective date
- Staff training
- Solutions to address County issues

Community Engagement

- Build on Envision Glynn input
- Inclusive approach on both the Mainland and the Islands
- Variety of opportunities to provide input that accommodate different personalities
- Activities with easy-to-understand graphics, photos, diagrams



Interviewees

- Initial list developed by County
- Interviewees suggested other interviewees
- Other interviewees suggested by citizens
- Please reach out to us!

Interview Comments

- Citizens are highly engaged
- Existing regulations are not user friendly
- Importance of economic development
- Not all development has high quality design
- Concerns about density on St. Simons Island
- Opportunities to improve process
- Extensive use of Planned Development (PD) zoning

Opportunities for Public Input

- Public Meetings
 - *Community Workshop - early Fall 2019*
 - *Public Open House - early 2020*
 - *Final Draft Code Meeting - spring/summer 2020*
 - *Adoption process - summer 2020*
 - *Other public meetings as needed*
- Comment cards
- Grab a business card!
 - zoningupdate@glynncounty-ga.gov
 - (912) 554-7428

Concerns & Solutions

- Visit all five stations
 - *Economic Development*
 - *Transportation*
 - *Environment*
 - *Quality Design*
 - *Other Issues*
- Consultants and staff will be around the room to answer questions!
- Sign in to receive e-mail updates





Thank you!

www.glynncounty.org/zoningupdate