

What does zoning regulate?

- Zoning regulations determine what uses can be built (residential, commercial, industrial, etc.), where it can be built, and how much can be built. Zoning also controls how development looks and works, including such elements as building materials, parking, and landscaping.
- Glynn County's zoning ordinance regulates development in all of unincorporated Glynn County, on the mainland as well as on St. Simon's Island and Sea Island. Development on Jekyll Island is controlled by the Jekyll Island Authority.

What are the 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.
- 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.

Who is facilitating the update?

- Glynn County has hired Atlanta-based planning, design, and zoning consultant TSW to facilitate the process. Their team includes other consulting firms with expertise in engineering, sustainability, public administration, and legal matters.
- Any zoning changes recommended by this process will require approval by the County Commission. Any future rezonings or other zoning changes will also continue to be under local control.

How does this effort relate to the Comprehensive Plan?

- Envision Glynn is Glynn County's official Comprehensive Plan. It is based on public input from more than 1,000 stakeholders and was adopted unanimously by the County Commission in October 2018.
- Zoning is the tool to ensure that private development follows the intent of Envision Glynn.
- This zoning update was recommended by Envision Glynn and is an extension of that process that will allow the vision of the plan to be codified.

What regulations are being updated?

- The consultant team will recommend updates to all County ordinances that affect development, including the zoning ordinance, subdivision ordinance, and all relevant ordinances in Chapter 2 or elsewhere in County codes.

How will the zoning updates be implemented?

- The zoning ordinance updates will include a strategy to transition between current and new regulations. This strategy may include phased zoning map updates and will include a strategy for addressing previously approved developments and development conditions. A delayed effective date will likely be chosen to allow for the transition and training of County staff.
- At this time, the County and consultant team have not identified specific solutions to address questions related to previously approved density.

How will this affect how I develop my property?

- Zoning is one factor that determines what uses can be built on a property and at what density. Development will also continue to be regulated by state and federal environmental protections, real estate market constraints, infrastructure capacity, and other regulations and factors.

Where can I find the existing zoning?

- The text of Glynn County's zoning and other development ordinances is available at www.glynncounty.org/532/ordinances-and-regulations.
- The official zoning map is available at www.glynncounty.org/779/map-gallery.

How can I provide input?

- A number of community meetings will be scheduled throughout the zoning update process to ask for input from the public. Meeting dates will be posted on the County's website.
- Public comments can also be provided by emailing zoningupdate@glynncounty-ga.gov or calling (912) 554-7428.

FREQUENTLY ASKED QUESTIONS

ENVISION GLYNN: ZONING UPDATE | WWW.GLYNNCOUNTY.ORG/ZONINGUPDATE

Overview

The 2018 Glynn County Comprehensive Plan, known as Envision Glynn, provides a unified vision for unincorporated Glynn County, including a Character Area Map and Future Land Use Map. This plan was based on extensive community involvement and was officially adopted by the Glynn County Commission. The Zoning Update effort is a direct result of the recommendations of this plan, which has been reviewed in detail and serves as the foundation for this effort. This board shows relevant recommendations of the plan. The full plan can be viewed online at www.glynncounty.org/compplan.

Vision Statement

Glynn County's quality of life, character, culture and natural beauty are valued and protected by its citizens, offer an attractive destination for its visitors, and foster diverse economic opportunities; and its residents are actively involved in and benefit from the achievement of economic, social and cultural success for all of Glynn County.

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

We believe in:

- Fostering a vibrant, connected and engaged community.
- Providing our citizens a safe place to live, work and play.
- Balancing and respecting private property rights with the overall needs of the community.
- Ensuring that no one part of our population is left behind.
- Strong, transparent intergovernmental cooperation, because it drives the overall success of our County.
- The value of planning, the importance of community support for this vision, and the responsibility of the government to use this plan when making decisions.
- The importance of a reliable, educated, properly-trained workforce that will attract and retain business and industry.
- Properly address transportation needs for our various populations.
- Maximizing the benefit of our geographic location to our economic advantage.
- Supporting local businesses, industry and entrepreneurs.
- Clear ordinances that support the vision of this plan.

Policies

Envision Glynn also lists a number of policies to guide implementation of the plan. All of these will be considered as part of this Zoning Update effort, but the following are the most relevant:

- Administer and enforce subdivision regulations, building codes, and zoning ordinance requirements.
- Consider the impacts of new development and redevelopment on existing infrastructure systems prior to approval.
- Protect existing infrastructure investments by encouraging development where sufficient infrastructure capacity already exists.
- New land uses should protect the environment, preserve historical and cultural resources, consider high flood risk areas, and conserve meaningful open space.
- Work with the JWSC to focus on infrastructure investment by maintaining and upgrading existing facilities, as opposed to expanding to new areas.
- Support opportunities to provide for alternative modes of transportation, including public transit and multi-use trails/sidewalks.
- Improve and maintain a transportation system that will implement a "Complete Streets" policy and minimize detrimental environmental impacts.
- Consider the impacts of sea level rise and increasing storm intensity when adopting local ordinances and making land use decisions.
- Protect the unique natural and cultural resources that currently make the Golden Isles a world-class tourist destination.
- Encourage low impact development that preserves riparian buffers, the floodplain, beaches, natural topography, and tree canopy.
- Encourage development of housing options that include affordable housing.
- Accommodate a diverse population by encouraging a compatible mixture of housing types, densities and costs in new neighborhoods.
- Allow for and encourage innovative residential construction.

Needs and Opportunities

Envision Glynn also identified dozens of needs and opportunities, based in part on community input. All of these will be considered as part of this Zoning Update effort, but the following are the most relevant:

- Improve aesthetics at gateway exits on I-95.
- There should be less reliance on grandfathering old structures and development patterns.
- Continue to preserve greenspace and other conservation areas.
- The County needs a plan to address the amount of future development approved through PDs on St. Simons Island, as well as the difficulty in administering the various PDs.

- More progressive and creative mixed-use developments are desired on the mainland.
- Focus commercial development on St Simons Island at the 3 existing commercial nodes, but identify opportunities for modest, neighborhood scale commercial development on the north end of SSI.
- County needs to update zoning ordinance to better manage growth.
- Encourage redevelopment of vacant and under-utilized commercial structures.
- Adequate public facilities and infrastructure should be in place before development is approved.
- A more efficient process for rezoning and development review and approval is needed.
- Updated development regulations are needed to prevent negative impacts on community resources.
- Ensure that any new development or redevelopment on SSI does not outpace the capacity of island infrastructure.
- Harrington - Historic African American Community, is threatened by high density development and clear cutting.
- Limit new impervious surfaces associated with new development and redevelopment.
- Glynn County should seek to minimize development within its floodplains.
- Regulations are needed to guide infill development.
- The County should take steps to protect the tree canopy from being impacted by new development.
- Encourage affordable housing on the mainland, where reasonable, by permitting increased residential density and a greater variety of residential options, where there is adequate water and sewer infrastructure capacity.
- Identify suitable locations for multifamily housing on the mainland—generally locations serviced by existing infrastructure and close to existing employment locations.
- Development incentives such as density bonuses and property tax abatements could also be used to encourage the production of additional affordable housing units.
- Aging in place/transitional/assisted living housing is needed to serve the aging.
- Affordable housing is needed for young families and the island workforce.
- Allow new development in areas only with available water and sewer infrastructure capacity.
- A reduction in the density of approved future residential development is needed so that infrastructure and resources are not pushed past capacity.
- Research the potential for the subdivision of existing residential lots on St. Simons Island.
- Preservation standards for historically relevant housing is needed, as is an inventory of historically relevant housing.
- Tree canopy needs protection during all phases of development, including the planning, construction and post construction phases.
- The County needs to adopt regulations to protect groundwater recharge areas in west Glynn County.
- Identify opportunities to preserve openspace.

- Protect the unique natural and cultural resources that currently make the Golden Isles a world-class tourist destination.
- Encourage preservation of working forests rather than conversion to residential development, where possible.
- Work with partners to expand lands under conservation in the Lower Altamaha River Corridor and to protect undeveloped lands along the Little Satilla River Corridor.
- Expand protections for riparian buffers to better protect water quality.
- Identify opportunities to create pocket parks and community gardens in urbanized areas of the County.
- Preserve historic landscapes and natural resources as inherently valuable as well as for the purpose of supporting tourism.
- Protect marsh buffers to allow for marshes to migrate inland as sea level rises.
- Ensure that the County's land development ordinances consider the impacts of sea level rise.
- Preserve floodplains, marshlands and other low-lying areas to mitigate the impacts of coastal flooding, sea level rise, hurricanes and king tides.

Community Work Program

The recommendations of Envision Glynn are contained in the Community Work Program. The following items are most relevant to the Zoning Update effort:

- Update County Zoning and Subdivision Ordinances in accordance with the recommendations of this plan. Allow for and incentivize alternative subdivision design, including Conservation Subdivision, Traditional Neighborhood Development, and Agricultural Conservation Subdivision.
- Establish design criteria for commercial, mixed use, multi-family, and planned developments as part of this ordinance update.
- Develop "green" standards, which describe the characteristics or criteria for desirable, sustainable development as part of the ordinance update. Consider expanding requirements for riparian buffer protection, where appropriate.
- Work with JWSC to identify where there is limited or no capacity in the wastewater system and limit new development in those areas.
- Consider limiting or incentivizing the reduction of impervious surfaces, as part of the ordinance update.
- Adopt and enforce a new Tree Ordinance for the County, which may incorporate different strategies by jurisdiction and neighborhood.
- Consider updating beach usage and management ordinances, such as a leash law, litter control, alcohol usage, and parking strategies.
- Establish criteria for developer-funded traffic impact analysis, and that establishes methods, valuation, and limits for transportation impact fees/investments. Clear thresholds should be established, along with a framework for impact fees and/or developer responsibilities to mitigate development-related impacts.

ENVISION GLYNN OVERVIEW

ENVISION GLYNN COMPREHENSIVE PLAN | ADOPTED OCTOBER 2018

Directions

Place a colored pin to show us where you live!



WHERE DO YOU LIVE?

ENVISION GLYNN: ZONING UPDATE | WWW.GLYNNCOUNTY.ORG/ZONINGUPDATE

Goals of the Zoning Update



Support the implementation of Envision Glynn.



Advance the vision of local residents and businesses.



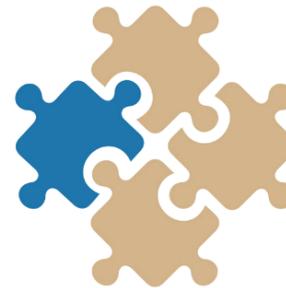
Encourage appropriate growth and promote economic development.



Balance development rights with sound planning principles.



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.

  **WHAT TRANSPORTATION SOLUTIONS
COULD THE ZONING UPDATE PROVIDE?**

  **WHAT CONCERNS DO YOU HAVE ABOUT HOW
CURRENT ZONING IMPACTS TRANSPORTATION?**

SOLUTIONS

Environmental

WHAT ENVIRONMENTAL SOLUTIONS
COULD THE ZONING UPDATE PROVIDE?



WHAT CONCERNS DO YOU HAVE ABOUT HOW CURRENT
ZONING IMPACTS THE NATURAL ENVIRONMENT?

Environmental
CONCERNS

 WHAT **QUALITY DESIGN SOLUTIONS**
COULD THE ZONING UPDATE PROVIDE?

 WHAT CONCERNS DO YOU HAVE ABOUT HOW
CURRENT ZONING IMPACTS **QUALITY DESIGN**?

Quality Design
CONCERNS

 **WHAT ECONOMIC DEVELOPMENT SOLUTIONS
COULD THE ZONING UPDATE PROVIDE?**

 **WHAT CONCERNS DO YOU HAVE ABOUT HOW CURRENT
ZONING IMPACTS ECONOMIC DEVELOPMENT?**

Economic Development
CONCERNS

SOLUTIONS

Other

WHAT **SOLUTIONS** TO THESE ISSUES COULD
THE ZONING UPDATE PROVIDE?



WHAT CONCERNS DO YOU HAVE ABOUT HOW
CURRENT ZONING IMPACTS **OTHER ISSUES**?

Other

CONCERNS