

envision  Glynn
ZONING UPDATE

Community Workshop

October 5, 2019

Ground Rules & Logistics

- Please silence your devices
- Restrooms are outside and to your right
- All materials tonight will be online Monday by noon
- We want every voice to be heard
- There will be an opportunity for questions & comments
- Allow others to speak
- Show courtesy and respect to everyone (two warnings and then you will be asked to leave)

Today's Agenda

- Introduction
- Topic 1: Density
- Topic 2: Design
- Topic 3: Environment
- Each topic will include
 - *Presentation of existing regulations and inspiration/ potential tools based on what we have heard so far*
 - *Time in discussion groups*





BUILDING

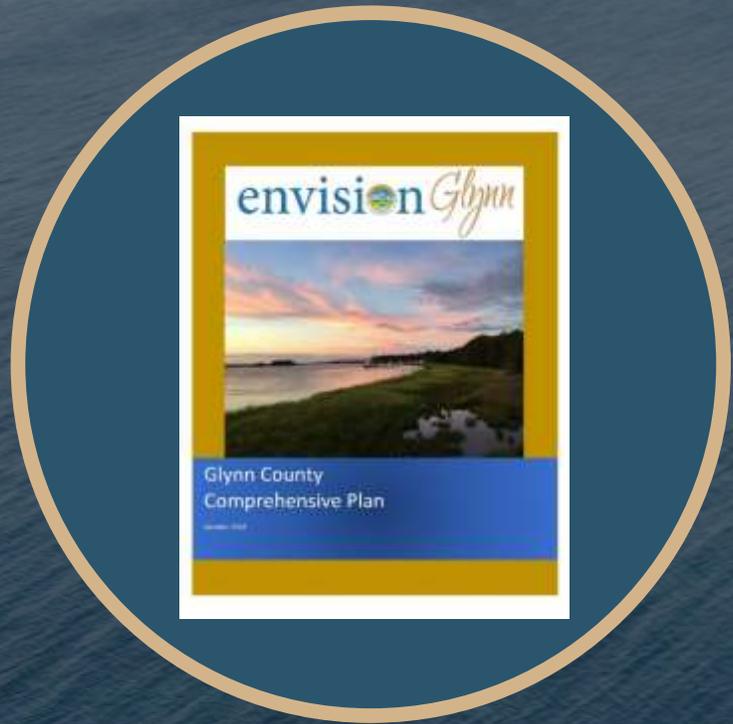
OPEN

THE BAKERY AT CAFE 4

CAFE 4

24 HOURS
NOW SERVING
DELIVERY
800-888-8888

Codifying Envision Glynn



Comprehensive Plan
Establishes a Vision



Zoning Makes Sure
Development Follows the Vision

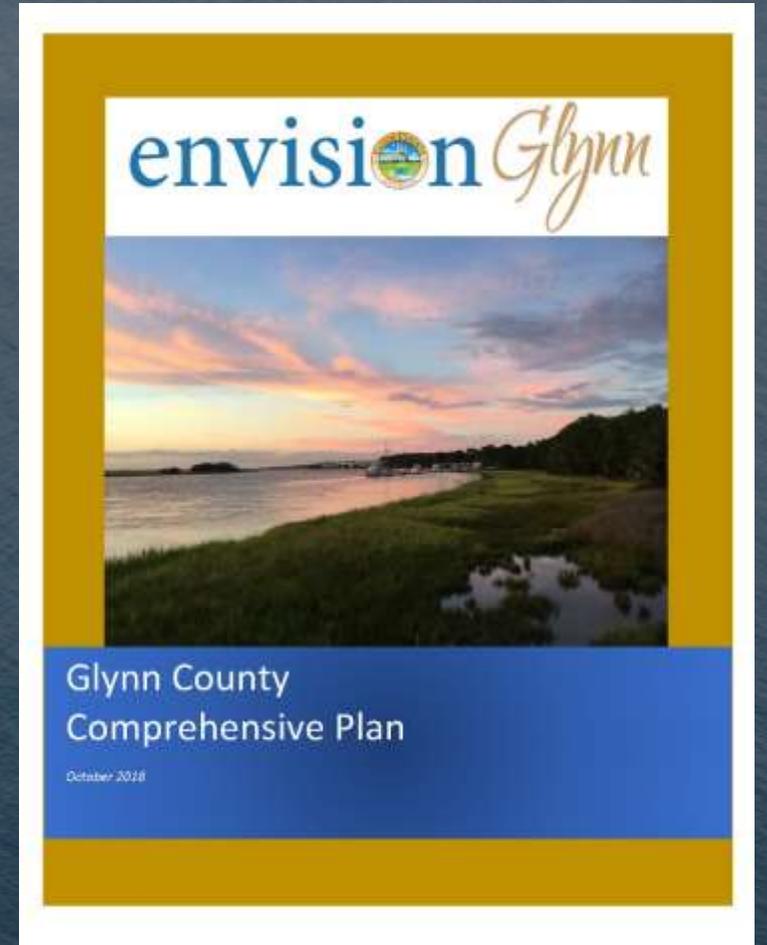
Envision Glynn Summary

- 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



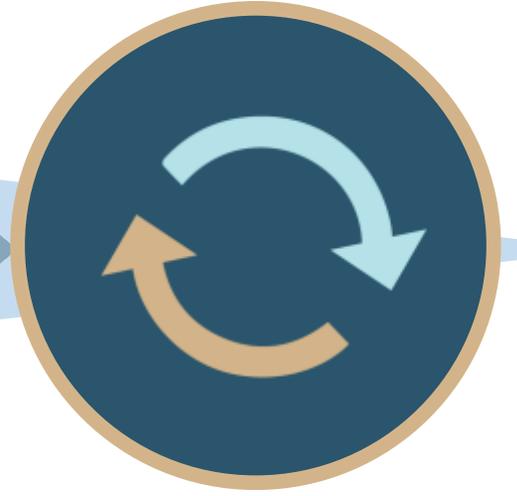
ANALYSIS &
LISTENING



CHARTING
A COURSE



DRAFT
CHANGES

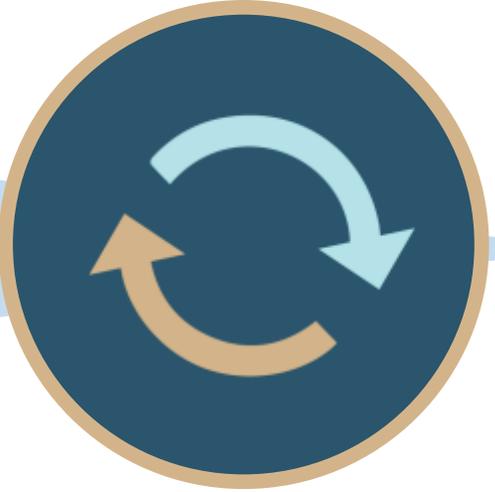


FINAL
UPDATES

Specific

Overview of the Process

General



Specific

JANUARY 2019 -
JULY 2019

AUGUST 2019 -
NOVEMBER
2019

DECEMBER 2019 -
MAY 2020

JUNE 2020 -
SEPTEMBER
2020

Microwave Oven

Cook only one at a time.

- 1 **OPEN** carton at push tab; **PEEL BACK** along perforations and completely **TEAR OFF TOP** of carton. **SLIT** top crust. Cook in carton with top off.
- 2 **MICROWAVE** in open carton on **HIGH 8½ to 10 minutes**. **DO NOT COOK** in microwave ovens below 1100 watts as pot pie may not cook thoroughly. Conventional oven preparation is recommended. **LET STAND 5 MINUTES** in microwave to complete cooking. **REMOVE CAREFULLY; IT'S HOT!**
- 3 **CHECK** that pot pie is cooked thoroughly.



TEAR OFF TOP COMPLETELY
before microwaving

FOOD SAFETY AND QUALITY

Keep frozen; do not thaw. Appliances vary. Adjust cooking times as needed. Food must be cooked thoroughly. Read and follow these cooking directions.



• **INTERNAL TEMPERATURE NEEDS TO REACH 165°F AS MEASURED BY A FOOD THERMOMETER IN SEVERAL SPOTS.** • **CRUST IS GOLDEN BROWN AND STEAM RISES FROM FILLING.**

Conventional Oven

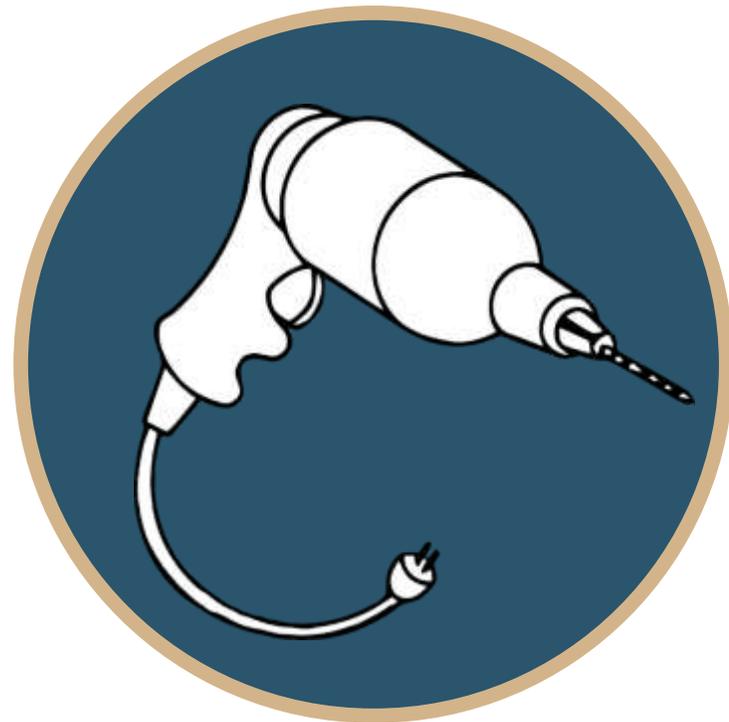
Do not prepare in toaster oven.

- 1 **PREHEAT** oven to 400°F. **REMOVE POT PIE FROM OUTER CARTON;** leave pot pie in paper tray. **WRAP** crust edge with strip of aluminum foil.
- 2 **COOK** on baking sheet **60 to 65 minutes**. **REMOVE CAREFULLY; IT'S HOT!**
- 3 **LET STAND 5 MINUTES** to complete cooking.
- 4 **CHECK** that pot pie is cooked thoroughly.

Zoning Text Updates



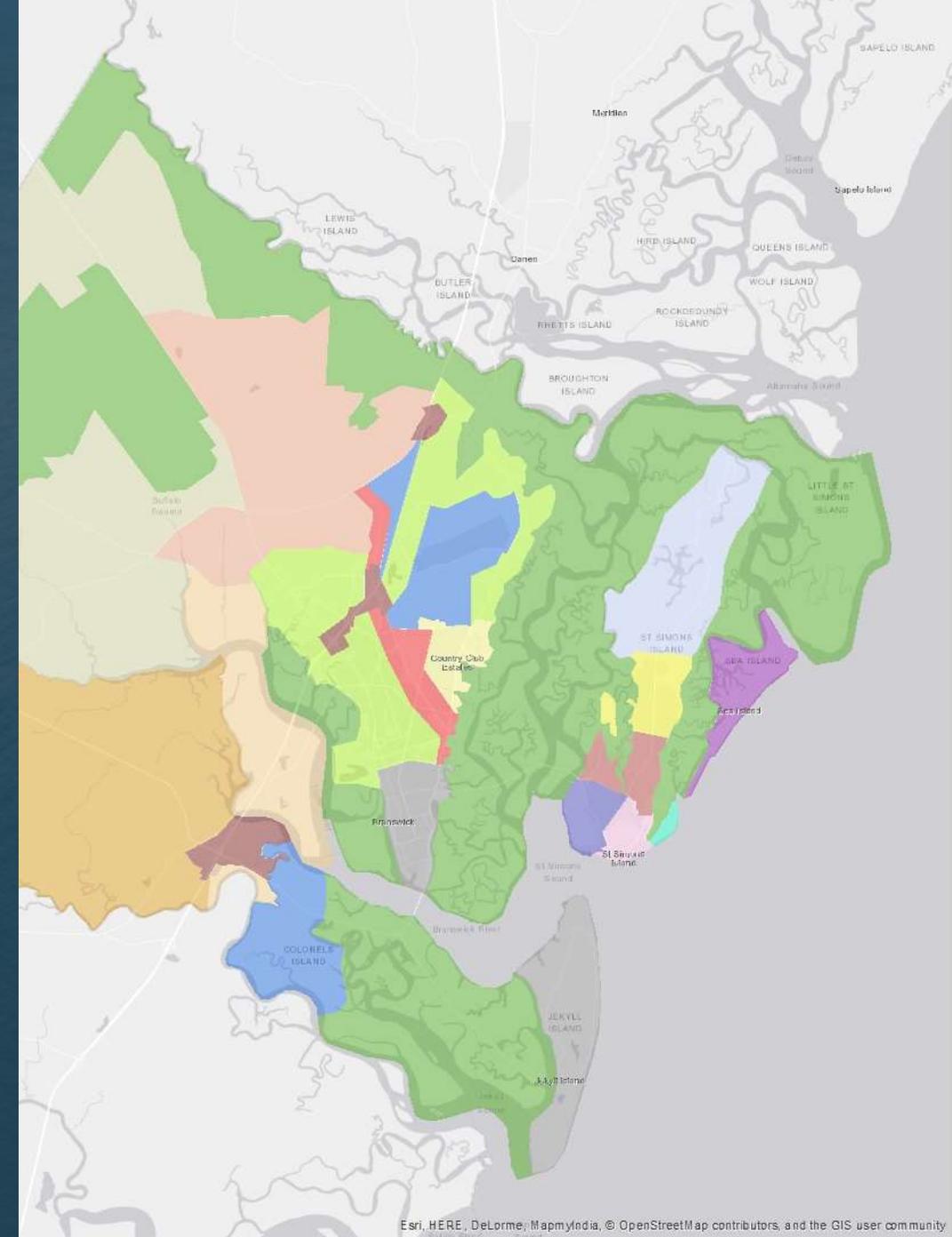
70% Clean Up



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 solutions



Interviewees

- Initial list developed by County
- Interviewees suggested other interviewees
- Other interviewees suggested by citizens
- Majority of those interviewed were private citizens

Kickoff Meeting Summary

- More than 100 people attended
- Introductory presentation
- Comments stations: concerns & solutions
- Detailed comments received are online



Opportunities for Public Input

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

Zoning Diagnostic

- Complete reading of zoning and all development ordinances
- Overall observations
 - *Organization sometimes unclear*
 - *Some confusing regulations*
 - *Patchwork over time*
 - *Lengthy*
- Diagnostic Report is online, reviewed by joint Planning Commissions

Outdated Terms

- Dairy bar
- Sanitarium
- Food store
- Travel way
- Pastorium
- Earth satellite dish
- Eleemosynary institution
- Transportation embarkment point



Them's Fightin' Words

Sec. 803.12 Fighting Words.

Opprobrious or abusive words which by their very utterance tend to incite an immediate breach of the peace, that is to say, words which as a matter of common knowledge and under ordinary circumstances will, when used to or of another person in such other person's presence, naturally tend to provoke violent resentment.







DISK EXTENDED COLOR BASIC 2.1
COPY, 1982, 1986 BY TANDY
UNDER LICENSE FROM MICROSOFT
AND MICROWARE SYSTEMS CORP.

OK

TANDY

TANDY

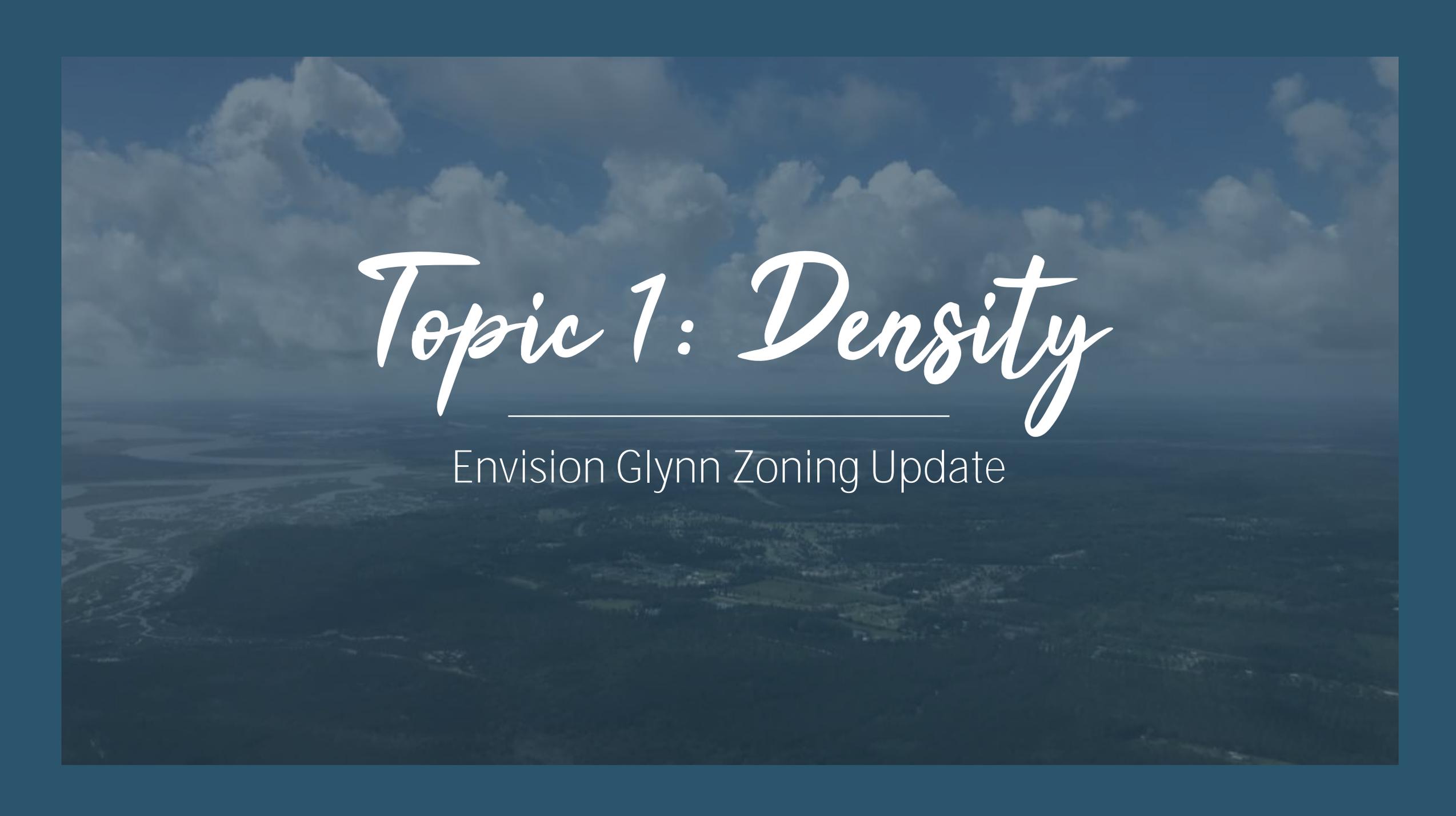
TANDY

MULTI-DISK INTERFACE



Questions & Comments

Envision Glynn Zoning Update



Topic 1: Density

Envision Glynn Zoning Update

Density: What We Heard

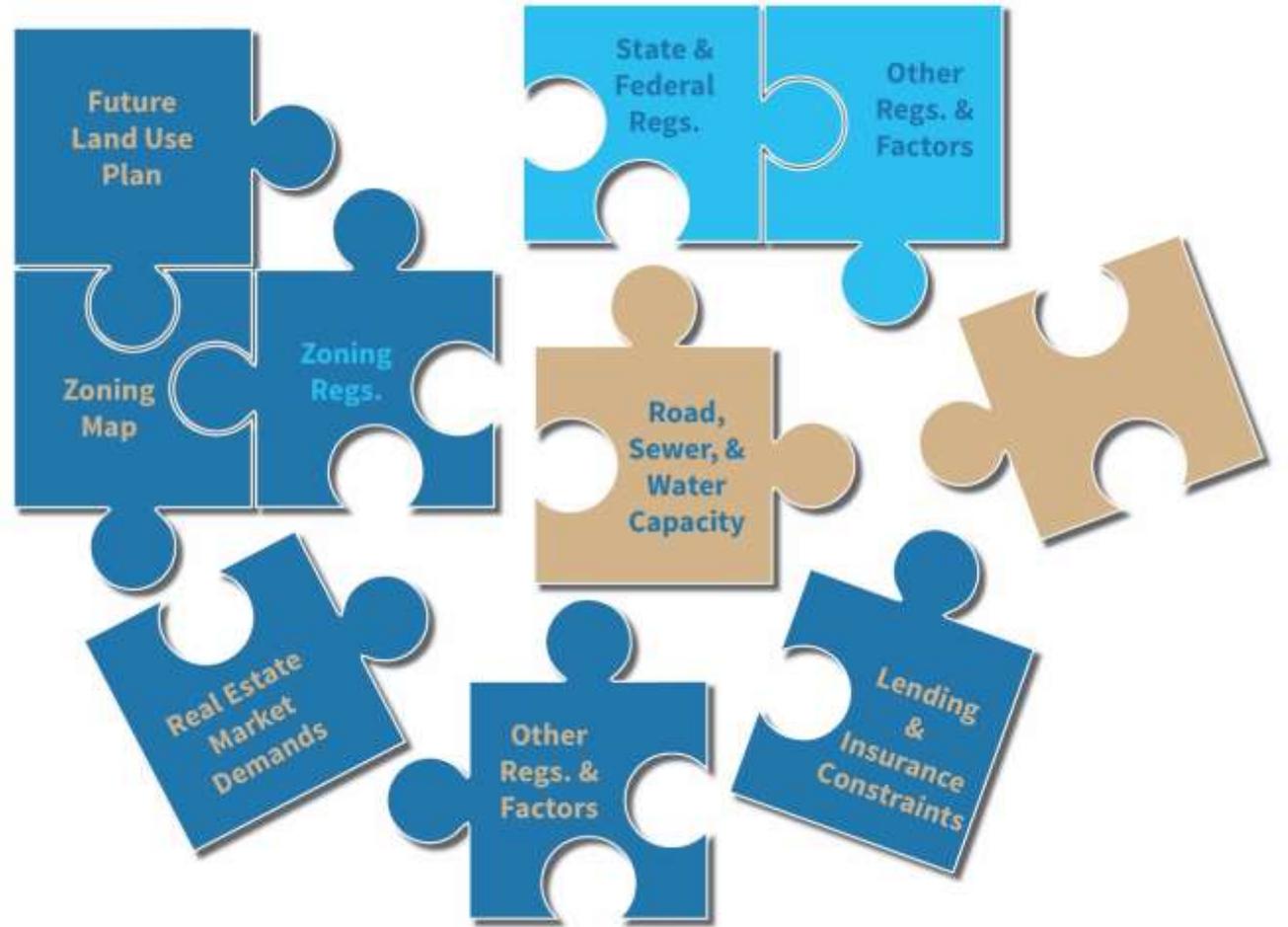
- Many people are concerned about existing and future development density on St. Simons Island and its impacts
- Many comments received about traffic concerns
- The low-rise character of the Georgia coast is unique and should be preserved
- Effect of new development on quality of life

Development Factors

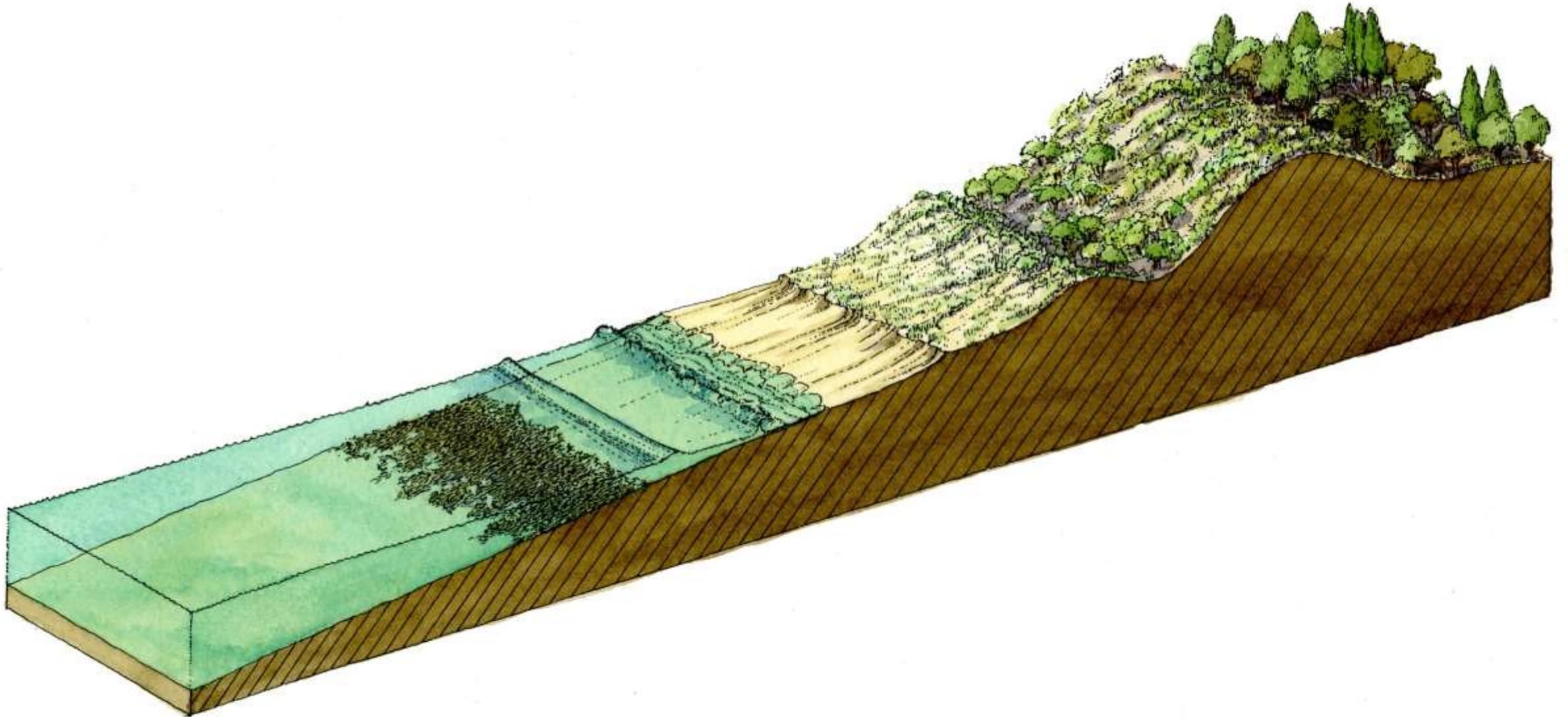
- Future Land Use plan
- State and federal regulations
- Real estate market demands
- Lending and insurance constraints
- Road, sewer, and water capacity
- Zoning map
- Zoning text
- Other regulations and factors



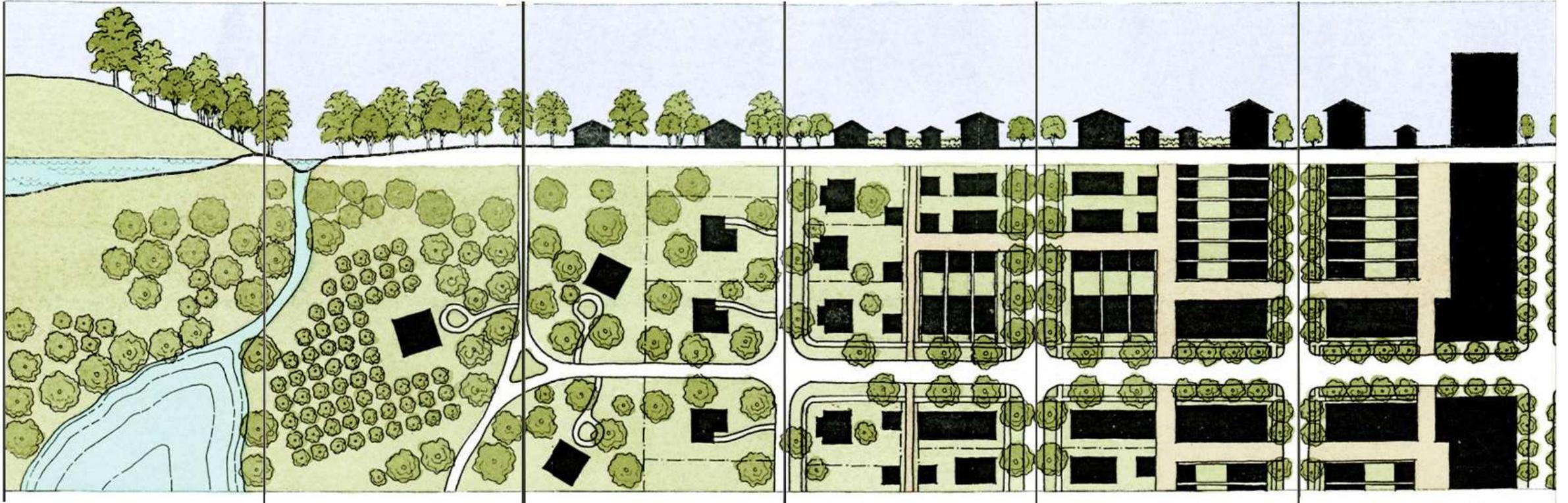
Development Factors



Coastal Transect



Rural-Urban Transect



Height Limits

- Maximum 3 “habitable” stories on St. Simon’s Island
- 4th story can only be used for storage, air conditioning equipment, etc.
- Maximum 2 stories in VR Village Residential zoning district
- Maximum height on the Mainland ranges from 2-5 stories depending on zoning district



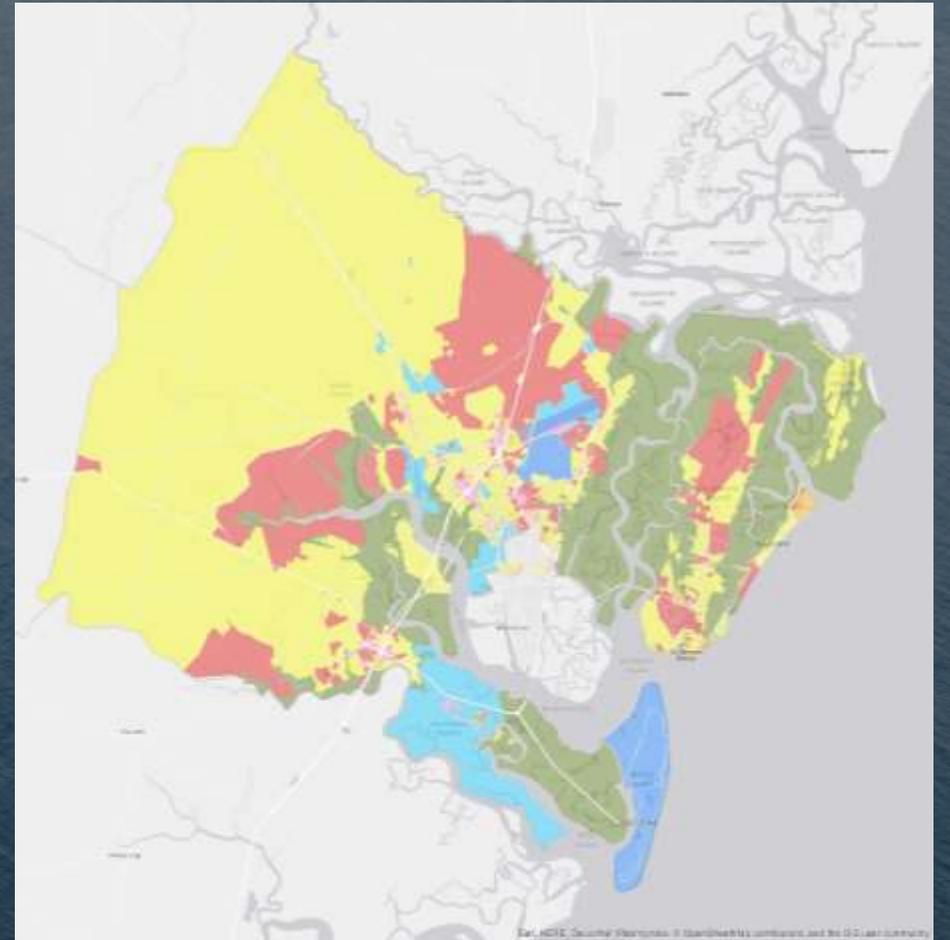
Building Height

- Based on either flood level or ground level (whichever is highest)
- Effectively allows taller buildings at lower elevations



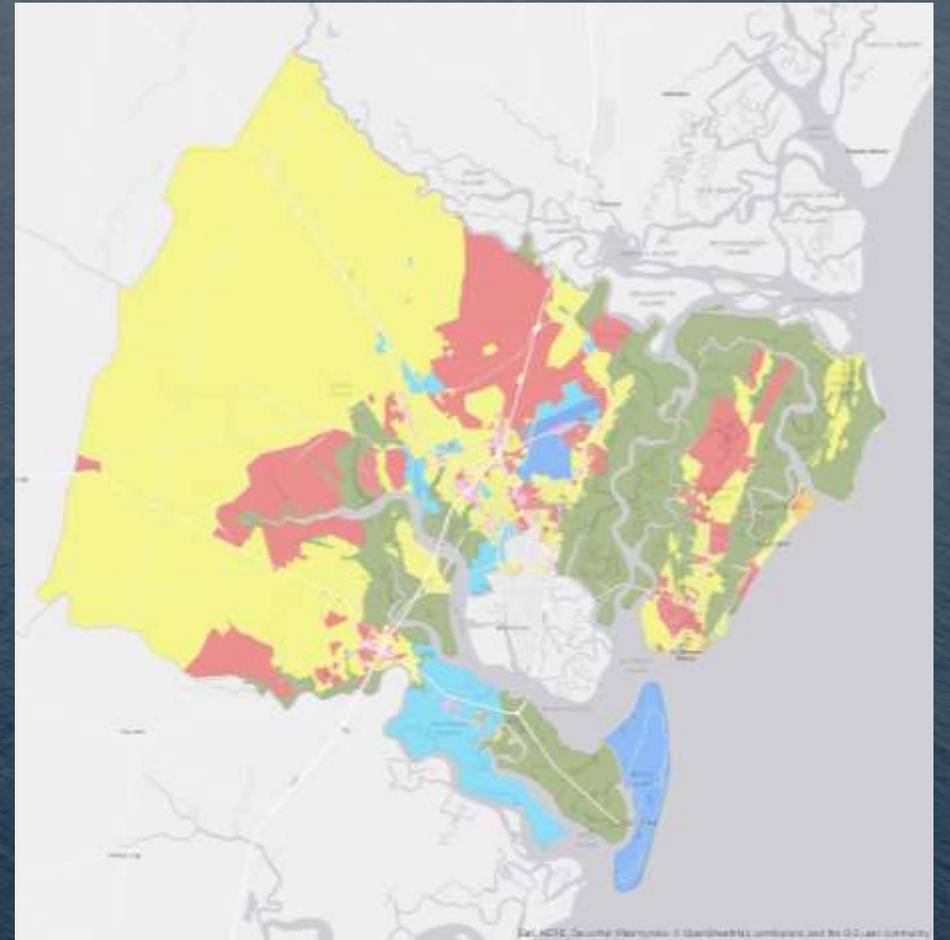
Planned Development District

- PD-type districts exist in most zoning ordinances
- Allow developers flexibility by providing few standards
- Rezoning tool of choice in Glynn County
- More than 400 separate PD districts today



Planned Development District

- If desire to rezone, would have to be evaluated on a case-by-case basis after this effort
- Site plan approvals expire after 2 years, so would have to be re-evaluated before development could start
- Potential to establish basic development standards



Septic Tanks and Lot Sizes

- Many homes in Glynn County have septic tanks
- How much land you need depends on type of soil, but would likely be at least ½ acre
- Zoning requires slightly larger lots for some houses on septic tanks



Rural Lot Sizes

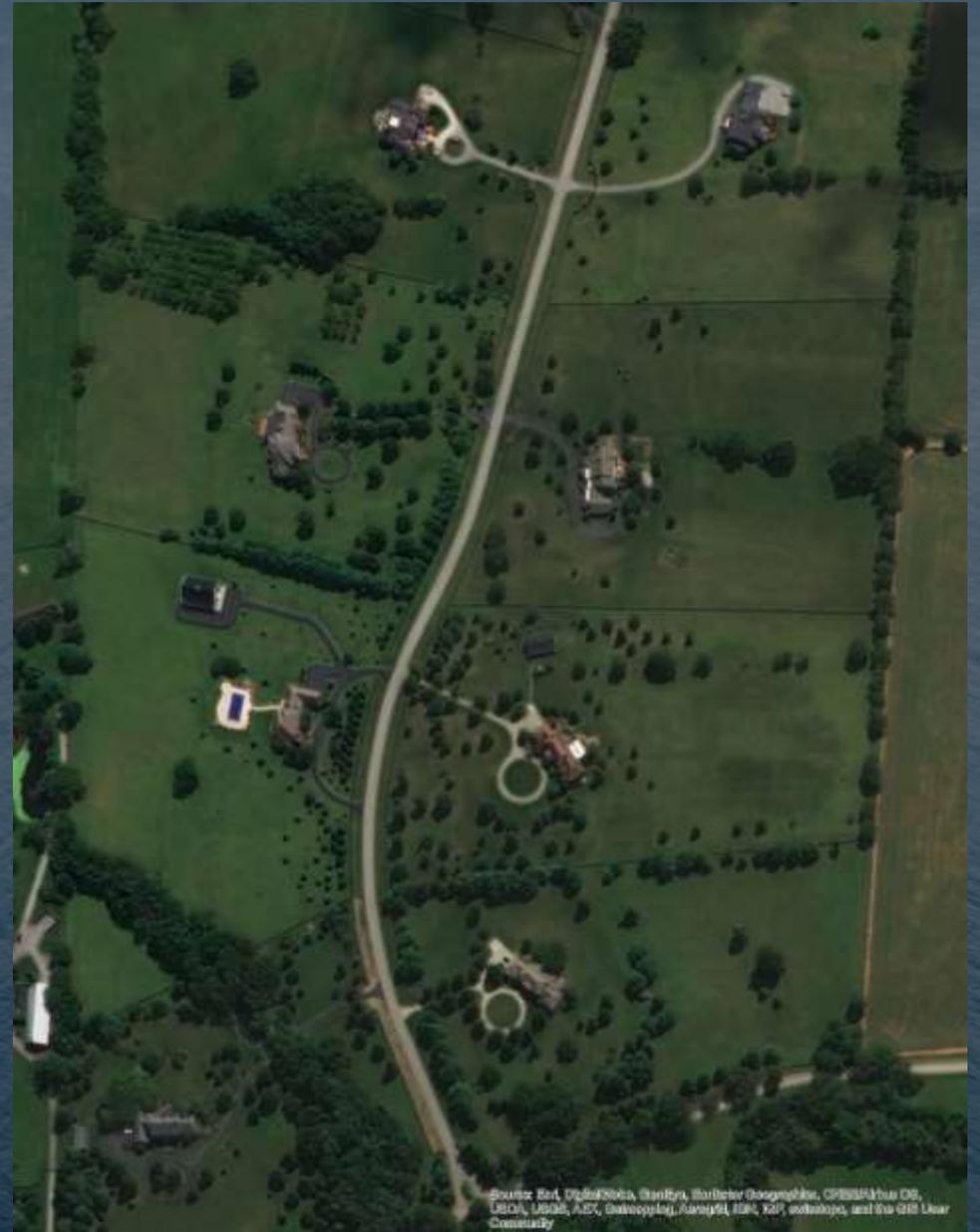
- 50% of county is zoned FA Forest Agricultural
- FA zoning allows farms and subdivisions
- Largest lot currently required is ½ acre



Source: Earl, Daniel Stone, Dwayne, Swain, Secor, et al., CHS&P, Inc. 2011. URS, LLC, SEC, Christopher, Robert, Ed, M, et al., and The GIS User Community

Rural Lot Sizes

- 50% of county is zoned FA Forest Agricultural
- FA zoning allows farms and subdivisions
- Largest lot currently required is $\frac{1}{2}$ acre



Infill Houses on Existing Lots

- Some lots are zoned for higher density than they are currently developed
- Some single-family homes are built across lot lines



Infill Houses on Existing Lots

- Lots smaller than one acre cannot be subdivided
- Houses on smaller infill lots are regulated on St. Simons Island
- Height and number of bedrooms is restricted

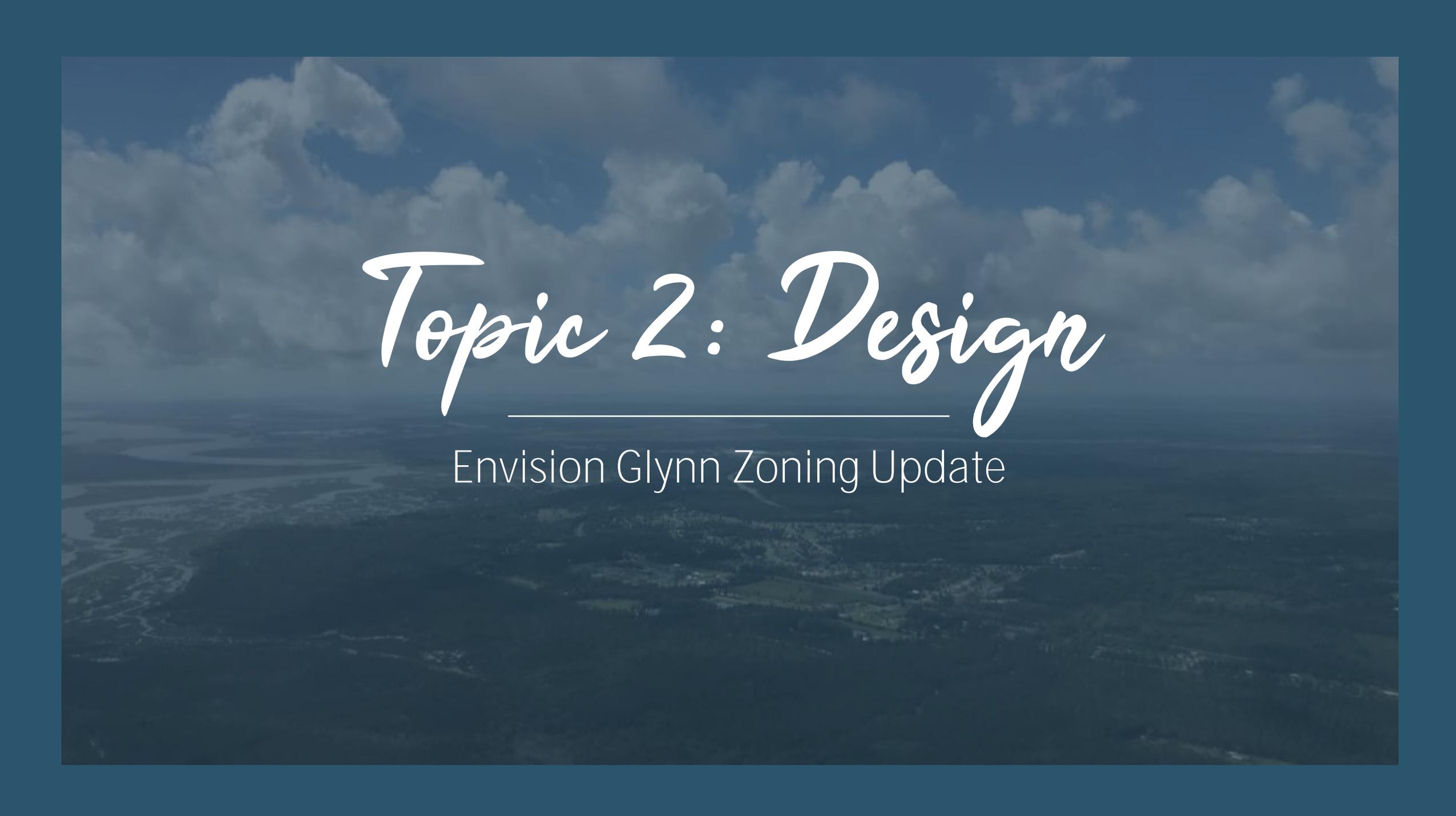


Let's Discuss

- Select a note taker
- Discuss questions for Topic 1 only
- Summarize big themes
- Consultants and staff will be around the room to answer questions!



image courtesy Culture Republic



Topic 2: Design

Envision Glynn Zoning Update

Design: What We Heard

- Preserving character of Islands is important, but things should not look too uniform
- Interest in commercial design standards
- Sign regulations should be examined
- Landscaping and trees
- Site design concerns

Great zoning makes great places.

TITLEMAX
TITLE LOANS

Hot
94-5343

CASH
ADVANCE

15 DAY
LOAN

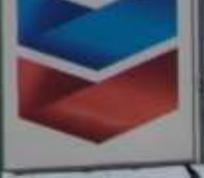
AVAILABLE
ONLINE

NO
CREDIT

BEAUTY
SUPPLY

TITLE
LOANS





WAFFLE
HOUSE





WAFFLE
HOUSE

EXXON
Shell
Cash
365¢
377¢
389¢

McDonald's

EXXON

McDonald's

Somewhere is better than anywhere.

Flannery O'Connor





ILLEGAL



ST SIMONS SWEETS

Lord Ave

ONE WAY

912-436-8700

ILLEGAL

ST SIMONS SWEETS

Lord Ave

WALKING

912-436-8722

**SMITH
GROCERY**
RICO, GEORGIA

On-Road
DIESEL

Dr. Soda
Francis-Notte
Georgia State School
Superintendent



SMITH
GROCERY
RICO, GEORGIA

On-Road
DIESEL

Dr. Soda
Francis-Notte
Georgia State School
Superintendent

ILLEGAL











Design Standards

Few Design Standards

1

low quality design
limited public resources
unpredictable outcomes
more design flexibility

Minimal Design Standards

2



Moderate Design Standards

3

moderate quality design
moderate public resources
moderately predictable outcomes
moderate design flexibility

Significant Design Standards

4



Strict Design Standards

5

high quality design
significant public resources
very predictable outcomes
less design flexibility



Design standards

- Building materials
- Building details (e.g. windows, doors, garages)
- Landscaping
- May only apply to some uses (often commercial)
- Countywide or specific areas



Mixed Use District

- Different uses in the same development
- Scale and intensity usually varies
- Usually include design standards



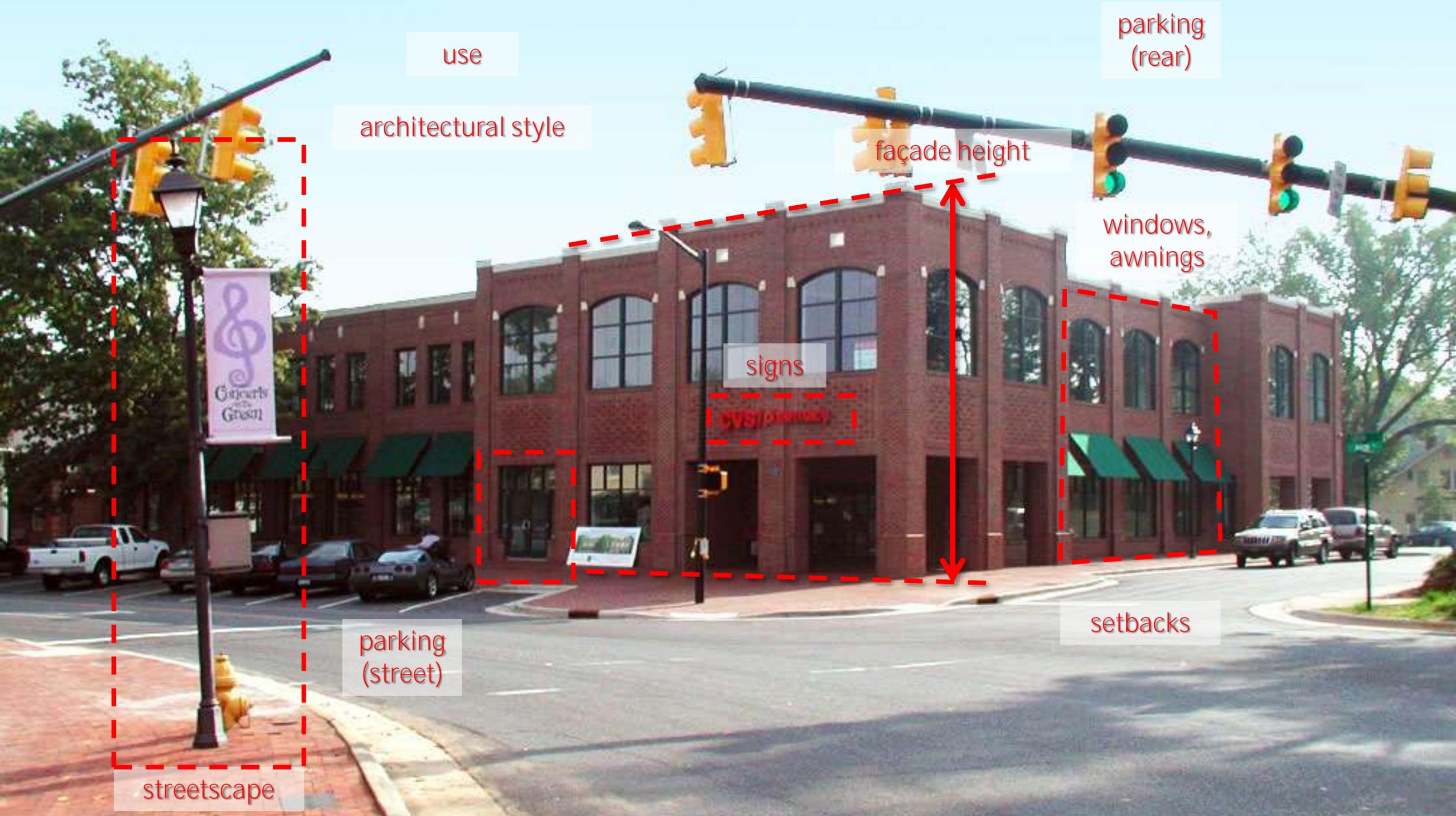
Coding Approaches

Conventional Codes



Form-Based Codes





use

parking
(rear)

architectural style

façade height

windows,
awnings

signs

setbacks

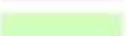
parking
(street)

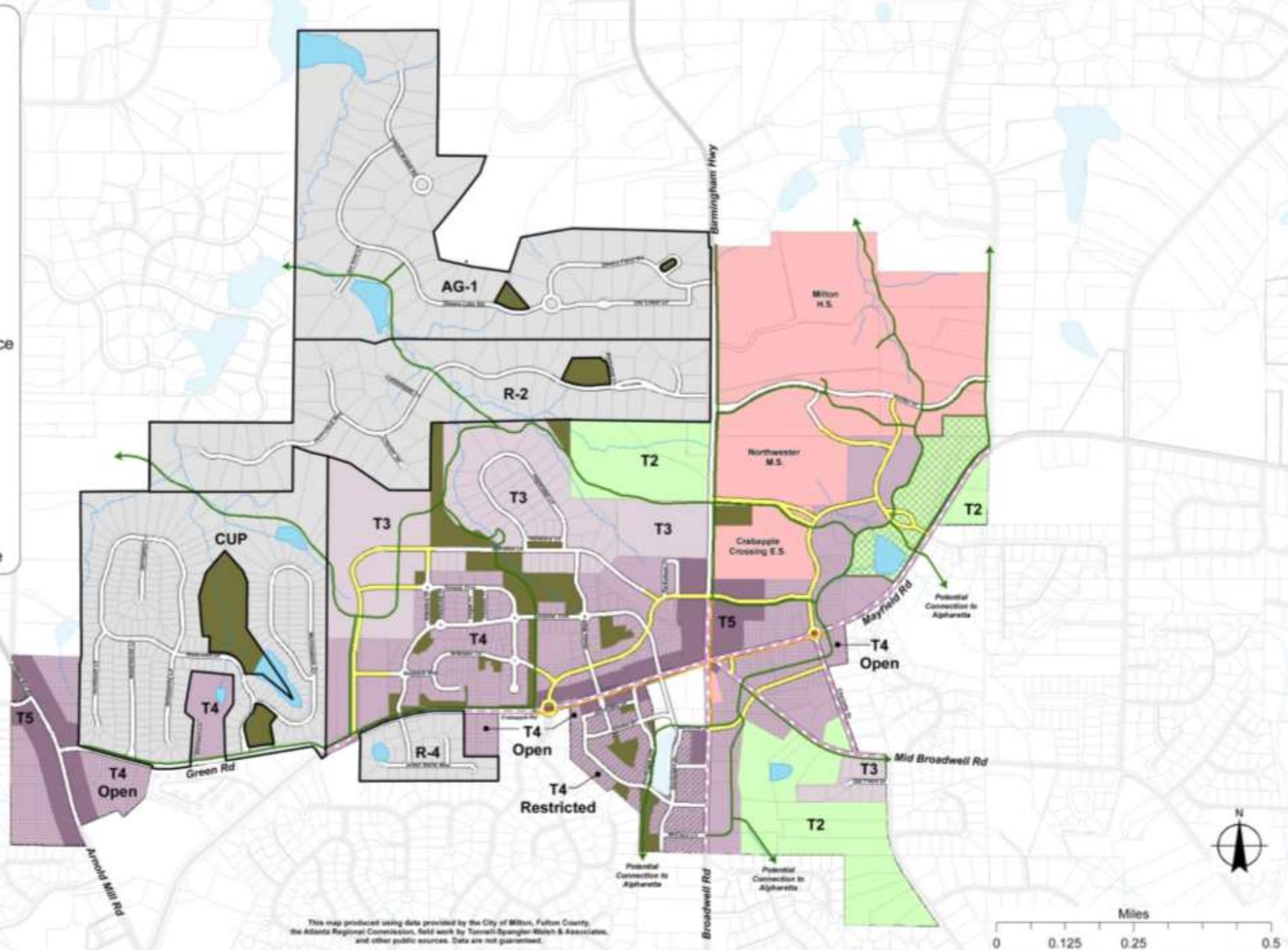
streetscape

Case Study: Mixed Use District with Design Standards

- Crabapple Form-Based Code, Milton, GA
- Strives to create a village center
- Incorporates local architectural styles
- Includes different types of mixed-use

Legend

-  T5
-  T4-Open
-  T4
-  T4-Restricted
-  T3
-  T2
-  Civic Building Site
-  Civic Space
-  Suitable for a Civic Space
-  Existing Thoroughfare
-  Proposed Thoroughfare
-  Proposed Greenway
-  Proposed Golf Cart/ Pedestrian Way
-  Proposed Bicycle Route



This map produced using data provided by the City of Milton, Fulton County, the Atlanta Regional Commission, field work by Turnell-Spangler-Walsh & Associates, and other public sources. Data are not guaranteed.



CRABAPPLE TOWN CENTER
VINTAGO PIZZERIA
DAVAO
Two Lanes
Parking Available in Rear



BFE 6469





12590

WINE FREE
ENTERTAINMENT

12590





Housing Types

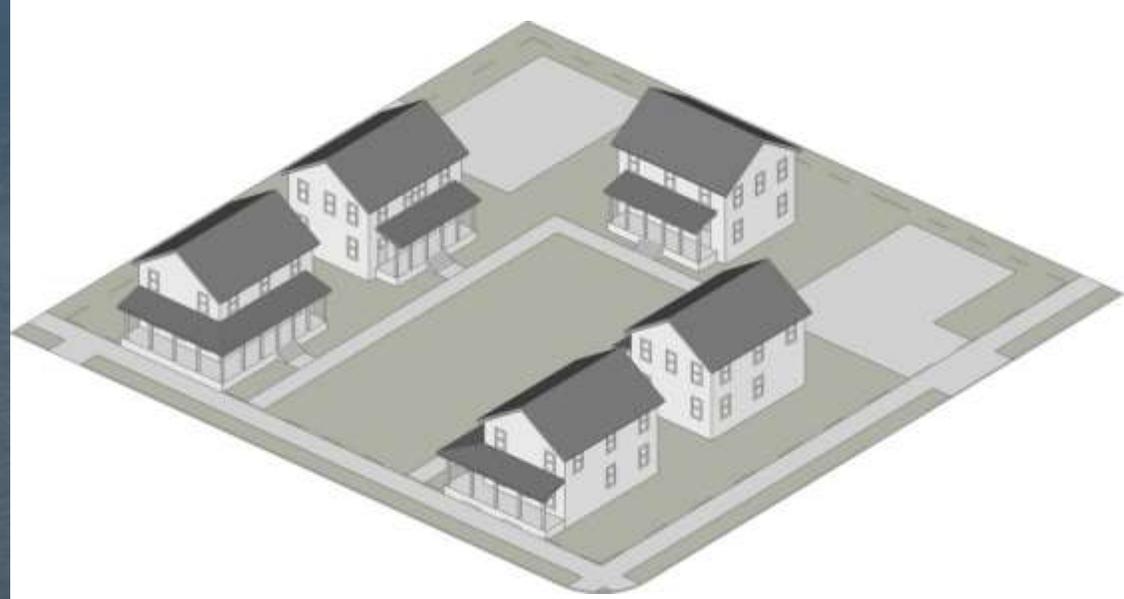
- Growing demand for alternatives to single-family houses
- Different types of housing may only be appropriate in different parts of a community
- Design standards are often required to ensure compatibility

Housing Types



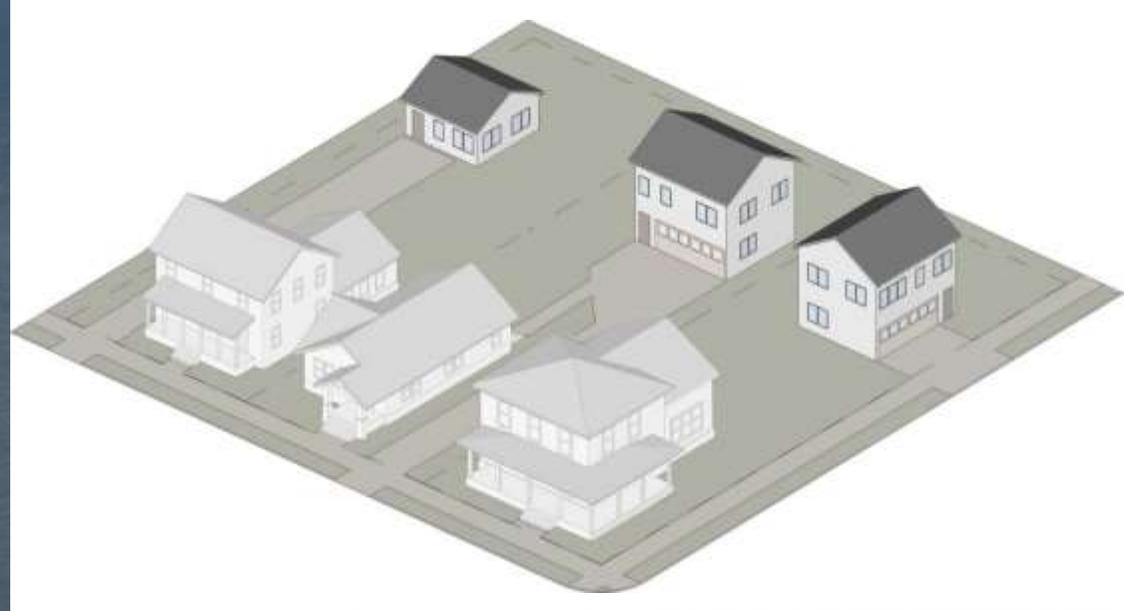
Cottage Courts

- Smaller houses clustered around common open space
 - *Houses are usually under 1,200 sq. ft.*
 - *Often one-story*
- Lower maintenance
- Typical resident
 - *Retirees, singles, small families*



Carriage House

- Small accessory unit on a single-family lot
 - *Units are usually under 800 sq. ft.*
 - *Often single-story but sometimes over a garage*
- Usually detached but sometimes attached
- Typical resident
 - *Singles, retired homeowner*



Walk-Up

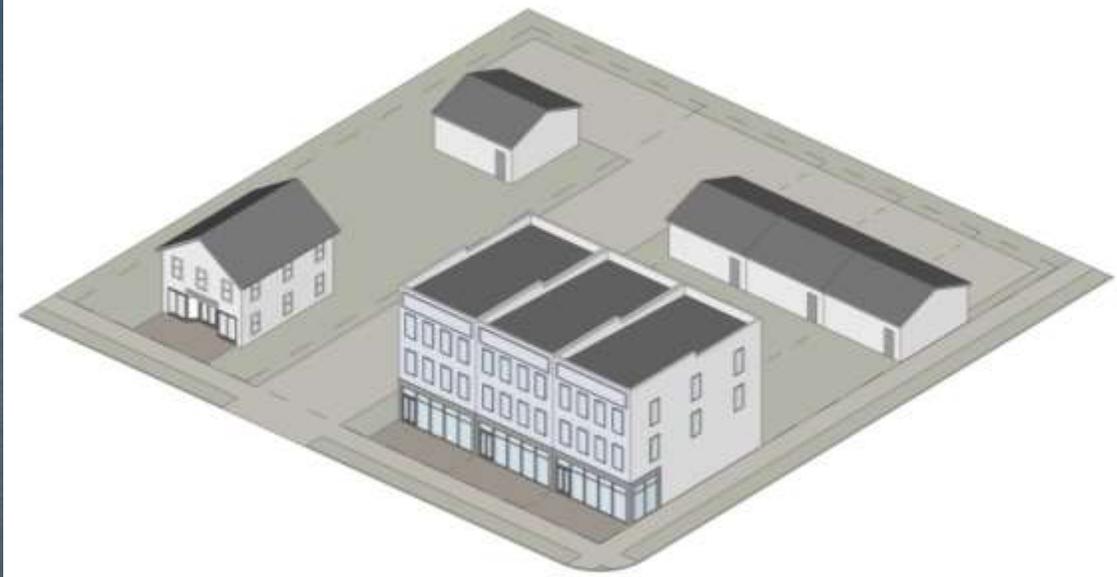
- Small multifamily building
- Often looks like a single-family house
- Typical resident
 - *Singles, young families*



image courtesy Ryan Terry

Live-Work

- A residential unit that has an accessory commercial use
 - *More intense than “home occupation”*
- Commercial use must be owned by homeowner/resident
- Typical resident
 - *Small business owners*



Historic Resources

- Georgia Historic Preservation Act § 44-10-20 et seq.
 - *Establishes uniform guidelines for local governments in creating historic preservation commissions and designating historic properties*
 - *Allows local governments to protection historic resources*
- The National Register of Historic Places offers recognition and incentives

Historic Resources

- Some communities don't want to prohibit historic demolitions, so they choose incentives:
 - *Reduced parking requirements*
 - *Density bonuses*
 - *Open space credit*
 - *Existing Building Code*
 - *Expedited process*
- Alpharetta, GA uses incentives



Signage

- Closely regulated on St. Simons Island
- Billboards and tall signs allowed in many commercial areas

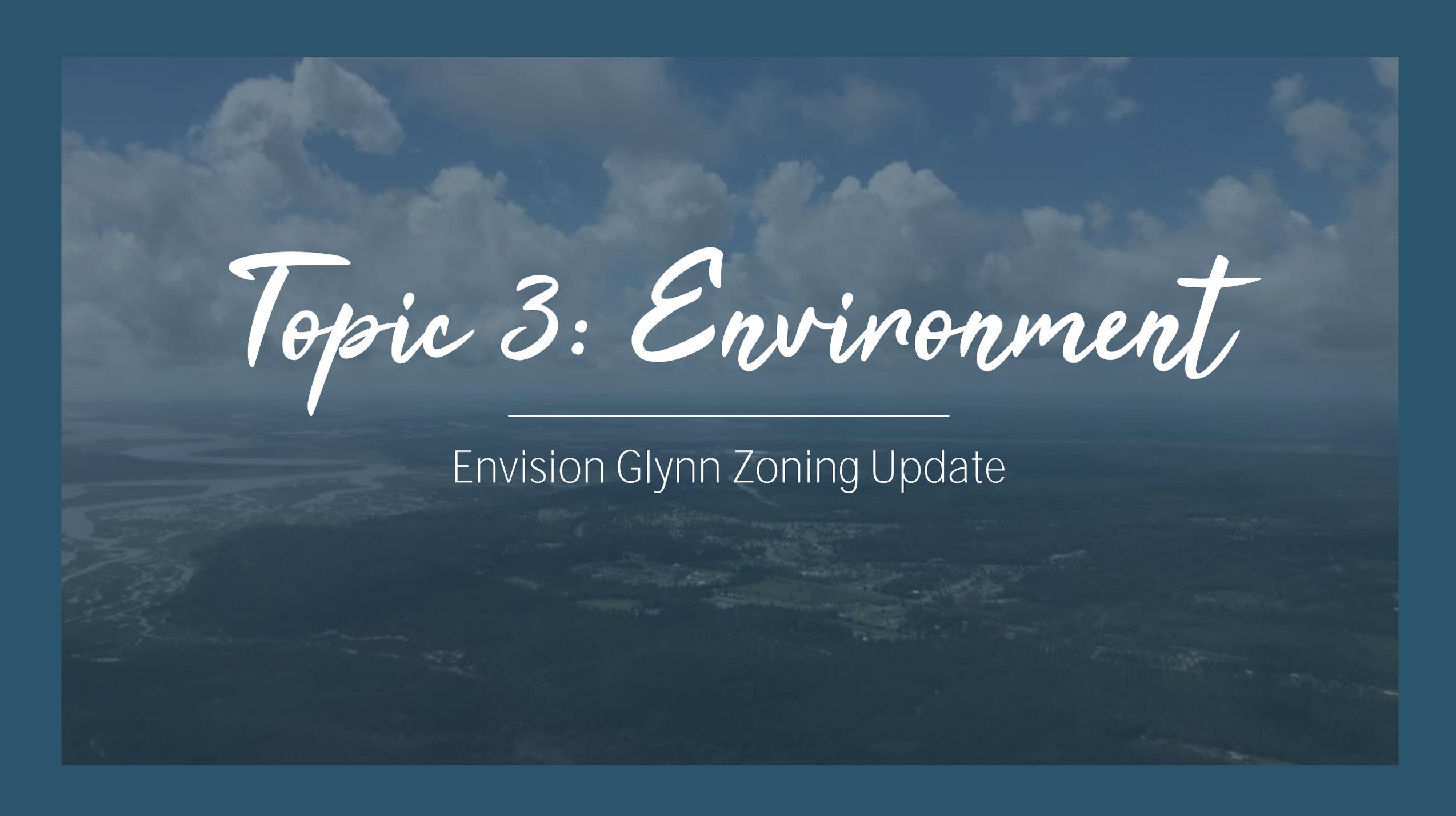


Let's Discuss

- Discuss questions for Topic 2 only
- Summarize big themes
- Consultants and staff will be around the room to answer questions!



image courtesy Culture Republic



Topic 3: Environment

Envision Glynn Zoning Update





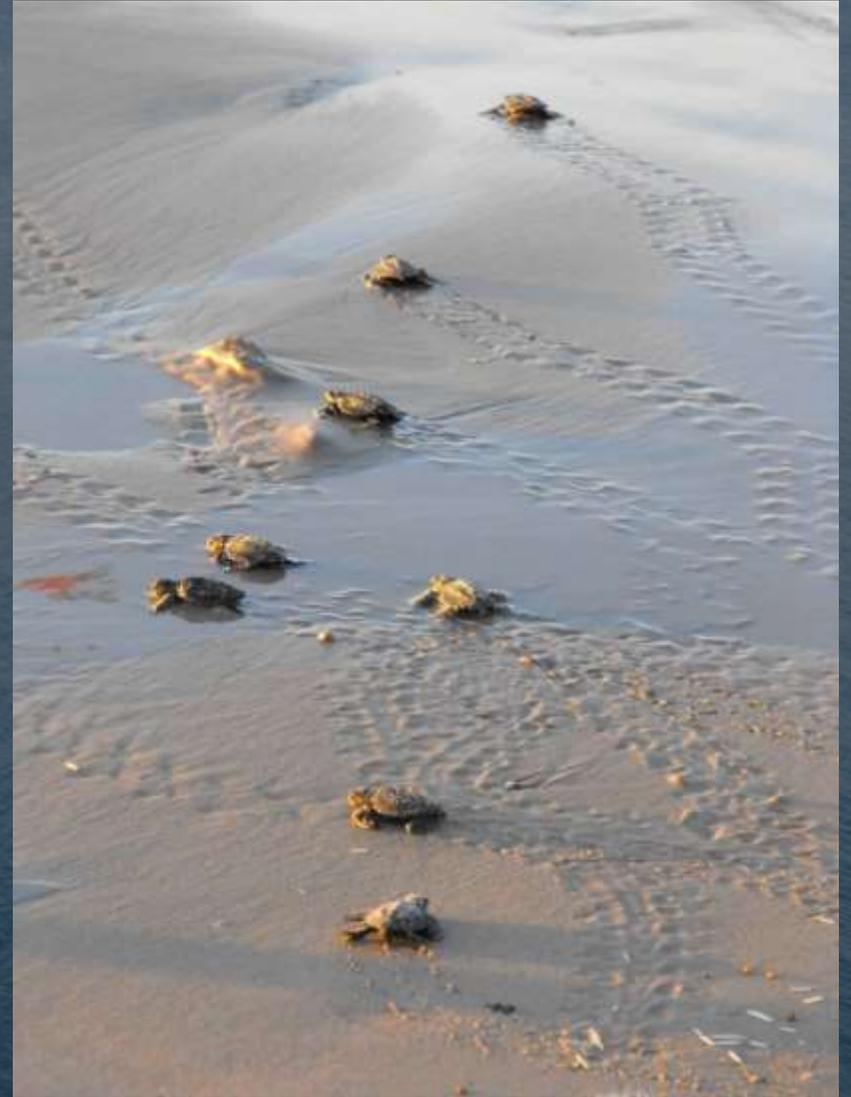
st. mark's

st. mark's
coffeehouse
and bakery

THERE'S NOTHING FINER THAN AN ICE COLD

Light Pollution

- Light pollution can detract from nature and confuse wildlife
- Existing regulations have some protections for sea turtles
- Jekyll Island and Florida have potential models



Light Pollution

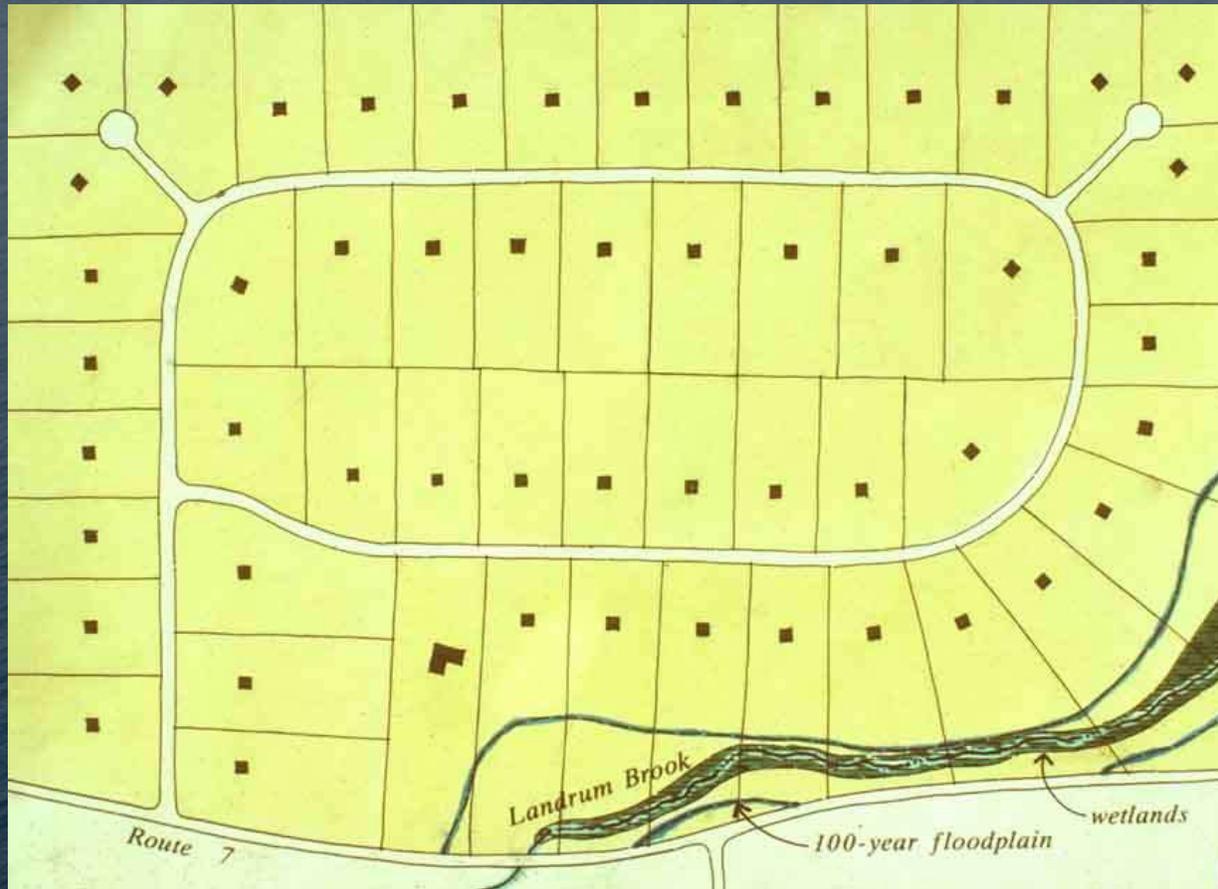
- No light pollution regulations are provided away from coast
- Lights can detract from quality of life and obscure views of the night sky



Conservation Subdivisions

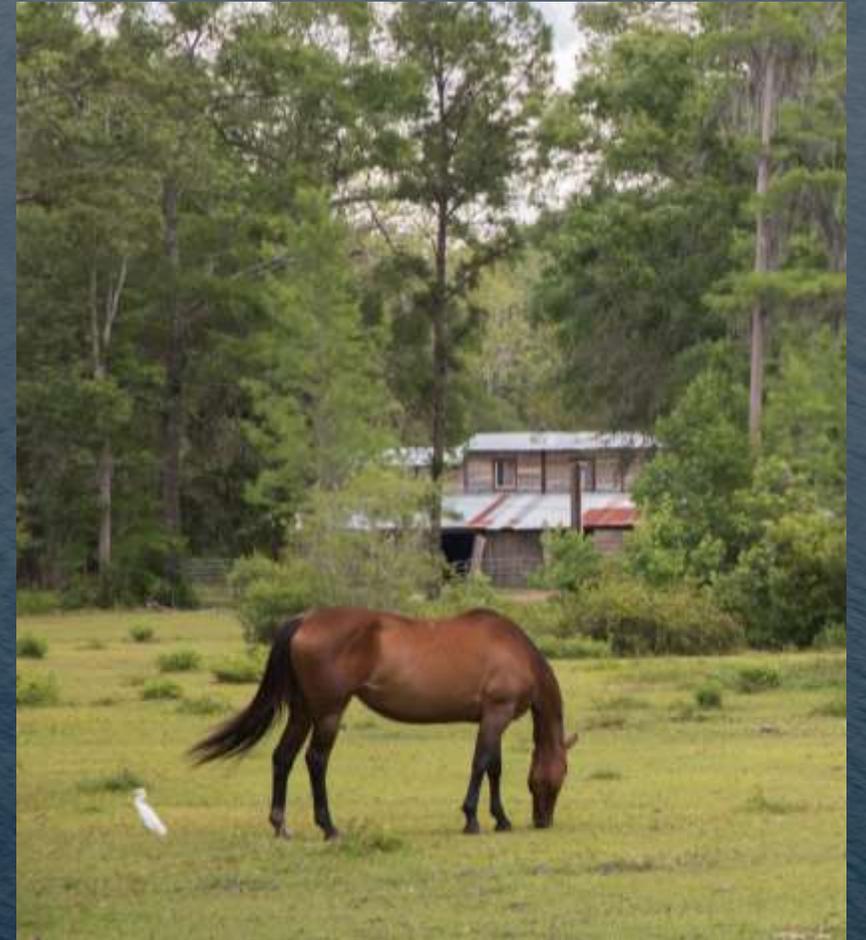
- Development is concentrated on a portion of a site, leaving considerably more open space
- Used to preserve environmental resources, views, cultural resources, etc.

Conservation Subdivisions



Conservation Subdivisions

- Could be optional (incentive-based) or mandatory
- Countywide or specific areas



Tree Regulations

- Existing regulations focus on preserving existing trees
- No trees are required to be planted with new development



Academy

SPORTS+OUTDOORS



GUARANTEED
BEST PRICES IN
GEORGIA



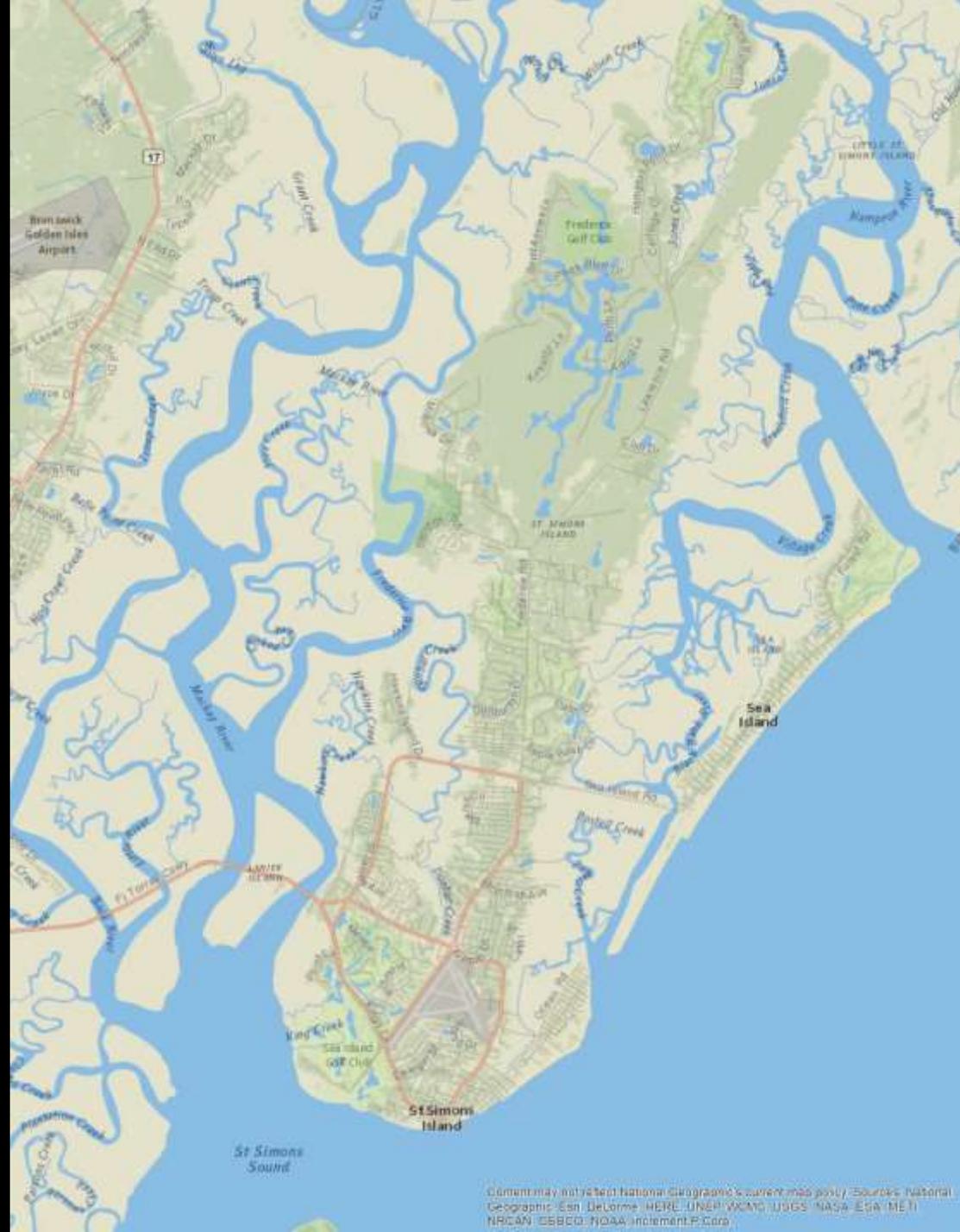


TARGET









Content may not reflect National Geographic's current map data. Sources: National Geographic, Esri, DeLorme, HERE, UNEP/WFP, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment.P Corp.







Image courtesy U.S. Coast Guard photo by Petty Officer 1st Class Stephen Lehmann

Stream Buffers

- 25 feet state buffer
- Local municipalities can increase beyond this



Marsh Buffer

- 50 feet state buffer
- Local municipalities can increase beyond this
- Allows docks and similar structures
- State can grant variances





Let's Discuss

- Discuss questions for Topic 3 only
- Summarize big themes
- Consultants and staff will be around the room to answer questions!



image courtesy Culture Republic

What's Next?

- Please sign in
- Joint Planning Commissions Public Forum
 - *Early November date TBD*
- County Commission Work Session (Update Presentation)
 - *Tuesday, November 19 at 2:00 p.m.*
- Public meeting in 2020