Codifying Envision Glynn

Comprehensive Plan Establishes a Vision

Zoning Makes Sure Development Follows the Vision
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

ANALYSIS & LISTENING -> CHARTING A COURSE -> DRAFT CHANGES -> FINAL UPDATES
Overview of the Process

- **General**
  - January 2019 - July 2019

- **Specific**
  - August 2019 - November 2019
  - December 2019 - May 2020
  - June 2020 - September 2020

[Diagram showing the process with icons and timelines]
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
• Answers to policy questions will vary for Mainland vs. Islands
Outreach Summary

• Hundreds of citizens engaged
• Kickoff meeting
• Weekend engagement
• Zoning workshop
• PC meetings
• Detailed comments received are online
Zoning Diagnostic Report

- Overall observations
  - Organization sometimes unclear, some confusing regulations, patchwork over time, lengthy

- Policy questions
  - Design & Site
  - Procedural & Administrative
  - Streets & Transportation
  - Miscellaneous

- Full Report has been provided to you
Policy Questions: Design & Site

• Measure building height based on flood level?
• Continue to require buildings to be 1 foot above flood level?
• 2-3 story height limit on St. Simons Island?
• Stronger site and architectural design standards?
• Open space requirement?
• Protections for historic buildings?
• Maximum fence and wall heights?
Policy Questions: Design & Site

• Update sign height, size, illumination, etc. regulations?
• Establish maximum lot coverage?
• Encourage pervious pavement?
• Create a neighborhood retail zoning district?
Policy Questions: Administrative

• Reduce the number of zoning districts?
• Establish minimum standards for PD districts?
• Create a mixed use zoning district?
• Increase public notice requirements?
• Should County Commission decide sign variances?
• Should PCs continue to approve height variances for flag poles, chimneys, etc.?
Policy Questions: Administrative

• Should subdivisions with 4 or fewer lots continue to be approved administratively?
• Should small buildings continue to require site plan approval?
• Should site plans (including in PD) continue to expire after 2 years?
• Update PC site plan review criteria?
• Light impact engineering standards?
Policy Questions: Transportation

• Require sidewalks and street lights on new streets?
• Rephrase street widths as requirements, not minimums?
• Reduce parking requirements to allow market to control supply? Allow shared parking?
• Remove loading space requirements?
• Establish golf cart or bicycle parking standards?
• Strengthen street connectivity requirements?
• Maximum curb cut width?
Policy Questions: Miscellaneous

- Update definition of “family”?
- Short-term rental regulations?
- Continue to have no minimum dwelling size?
- Allow for more types of housing in appropriate areas?
- Affordable housing incentives?
- Where should accessory dwellings be allowed?
- Require buildings destroyed by “acts of God” to rebuild to new requirements?
Policy Questions: Miscellaneous

• Adopt updated energy code?
• Adopt more strict wind codes?
• Expand requirement for lots on septic to be larger?
• Additional restrictions for developments on septic?
• Establish a true agricultural zoning district?
• Update infill/small lot regulations?
• Update light pollution regulations?
Policy Questions: Miscellaneous

• Establish tree planting requirements?
• Require conservation subdivisions in some areas?
• Update allowed and prohibited uses?
• Increase marsh or stream buffer?
• Establish a climate adaptation zone?
• Establish coastal high hazard area regulations?
• Create land use compatibility table?
Questions & Discussion

Envision Glynn Zoning Update