

envision  Glynn  
ZONING UPDATE

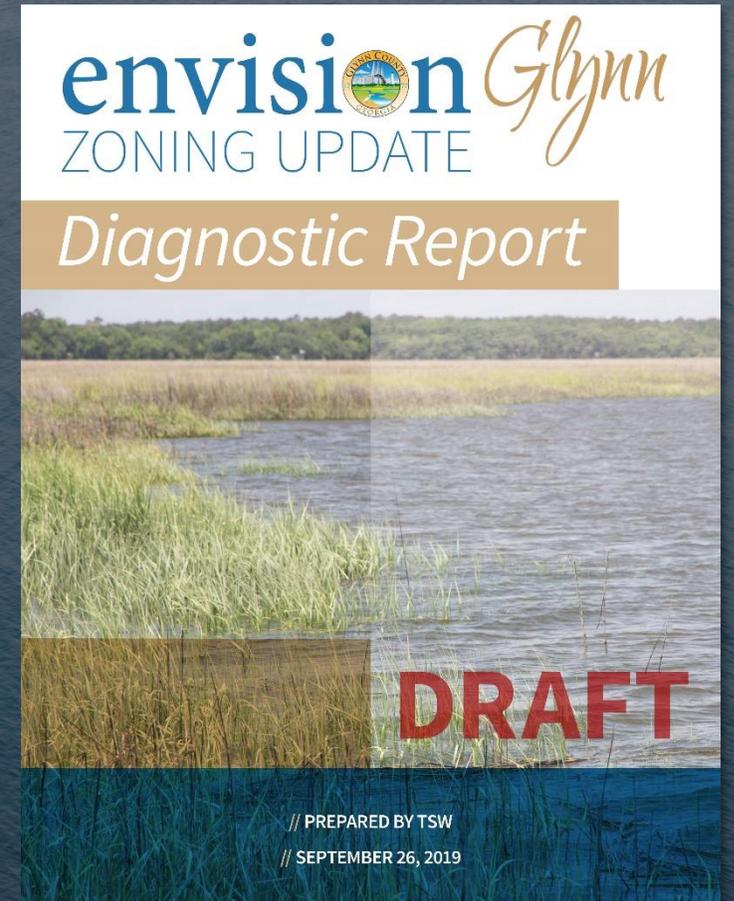
*Commission Work Session*

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February 11, 2020

# Confirming Direction

- Policy questions from Diagnostic Report were presented to Commissioners in a survey
- For each policy question, goal is to determine whether discussion should continue
- Any potential solutions would be developed this spring



# Questions Off the Table

- The following were selected by the Commissioners as policy questions that should not be explored any further with the public
  - *2-3 story height limit on St. Simons Island*
  - *Stronger site and architectural design standards*
  - *Buffer requirements*
  - *Continue to allow reverse frontage*
  - *Continue to prohibit lot coverage variances on the Islands, all other coverage variances would go to PCs and not BOA*
  - *County Commission continue to decide sign variances*

# Questions Off the Table

- *Planning Commission ability to approve height variances for flag poles, chimneys, etc.*
- *Small buildings continue to require site plan approval*
- *Establish a true agricultural zoning district*
- *Environmental protection – marsh or coastal development standards*
- *Stream buffers*
- *Expanded Planning Commission authority*
- *Study to look at entitlement-related zoning issues*

# Questions Needing Confirmation

- The following will continue to be explored with the public
  - *Measure building height based on flood level*
  - *Continue to require buildings to be 1 foot above flood level*
  - *Maximum height for communications towers*
  - *Open space requirements*
  - *Protections for historic buildings*
  - *Maximum fence and wall heights*
  - *Increase public notice requirements*
  - *Sign height, size, illumination, etc. regulations*
  - *Maximum lot coverage, encourage pervious pavement*

# Questions Needing Confirmation

- *Neighborhood retail zoning district*
- *Reduce the number of zoning districts*
- *Minimum standards for PD districts*
- *New mixed-use zoning district*
- *Small subdivisions continue to be approved administratively*
- *Site plans (including in PD) continue to expire after 2 years*
- *PC site plan review criteria*
- *Flexible engineering standards*
- *New street design standards*
- *Parking and loading requirements, shared parking*

# Questions Needing Confirmation

- *Golf cart or bicycle parking standards*
- *Street connectivity requirements*
- *Maximum curb cut width*
- *Building, energy, and wind codes*
- *Expand requirement for lots on septic to be larger*
- *Additional restrictions for developments on septic*
- *Update infill/small lot regulations*
- *At home businesses allowed to have non-family employees*
- *Allow pets beyond cats and dogs*
- *Continue to tightly regulate historic building relocation into County*

# Questions Needing Confirmation

- *Update light pollution regulations*
- *Tree planting requirements*
- *Mandatory conservation subdivisions*
- *Buildings destroyed by “acts of God” to rebuild to new requirements*

# Overview of the Process



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General



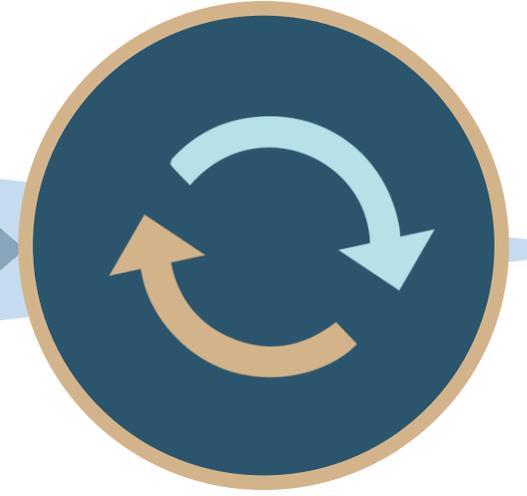
WINTER,  
SPRING, &  
SUMMER 2019



FALL 2019,  
SPRING &  
SUMMER 2020

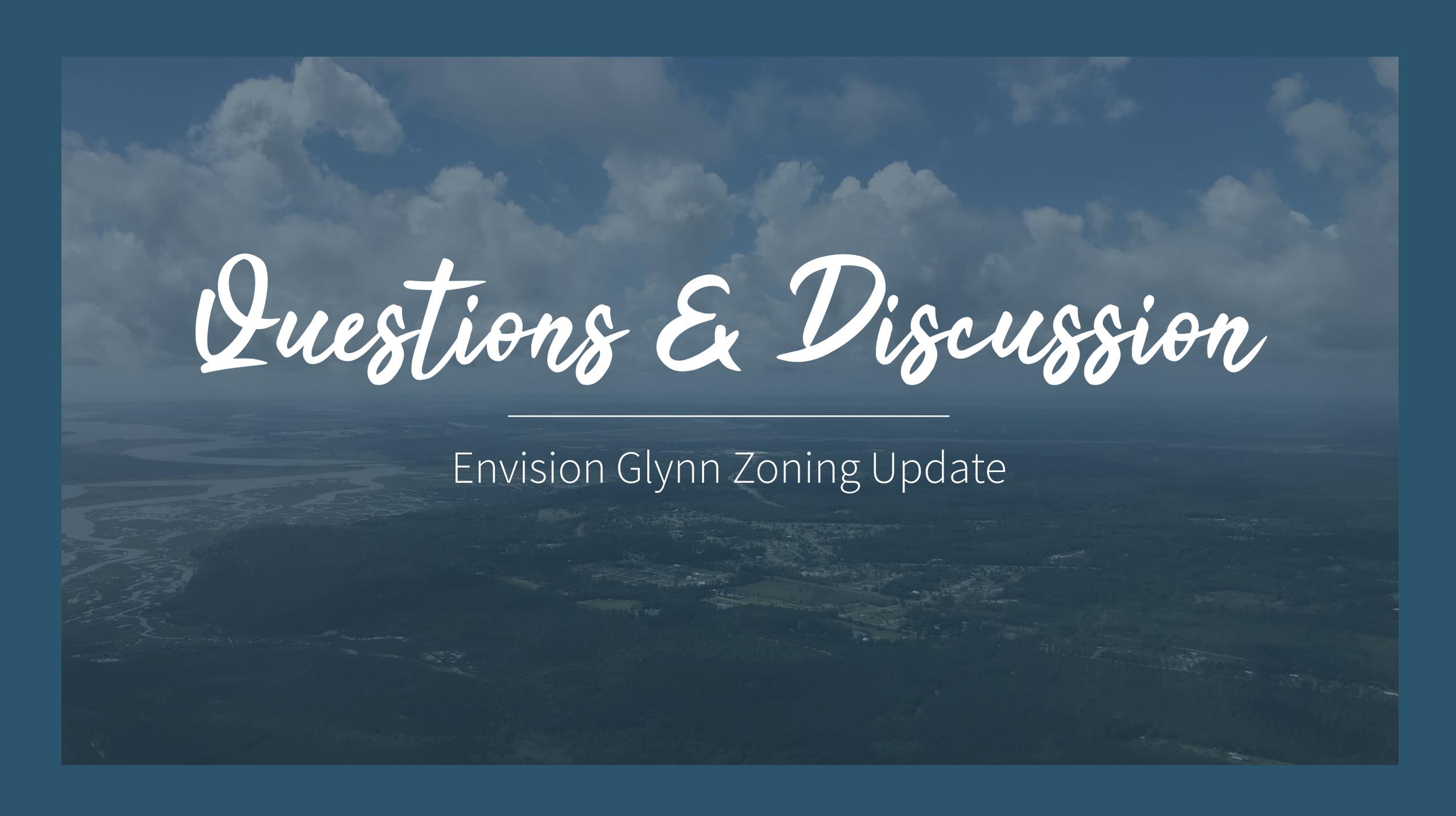


FALL 2020,  
WINTER &  
SPRING 2021



SUMMER &  
FALL 2021

Specific



# *Questions & Discussion*

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