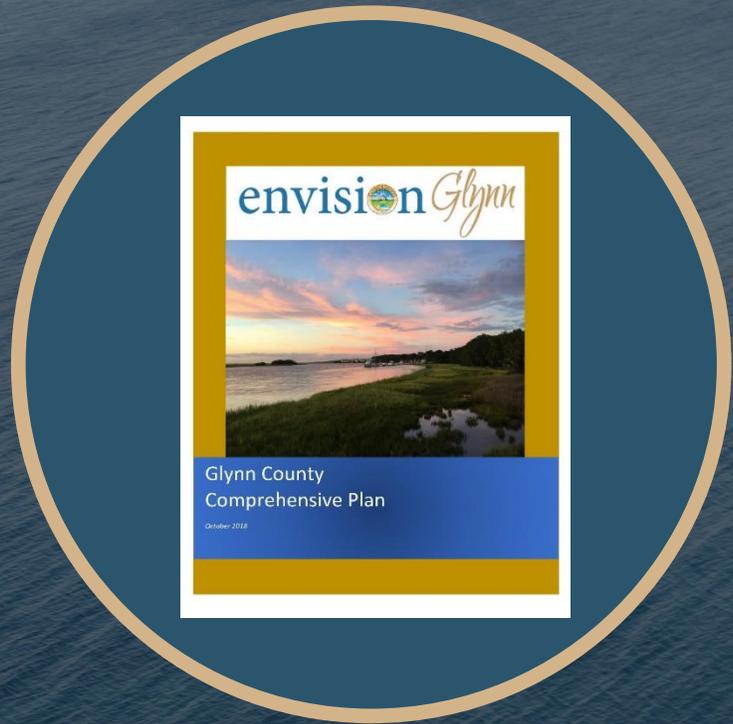


envision  Glynn
ZONING UPDATE

Commission Work Session

November 19, 2019

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

General



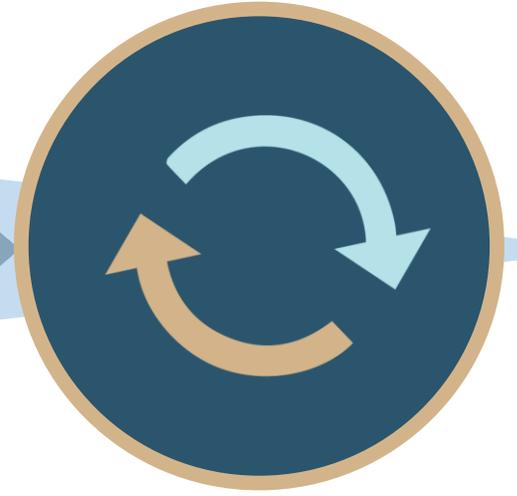
ANALYSIS &
LISTENING



CHARTING
A COURSE



DRAFT
CHANGES

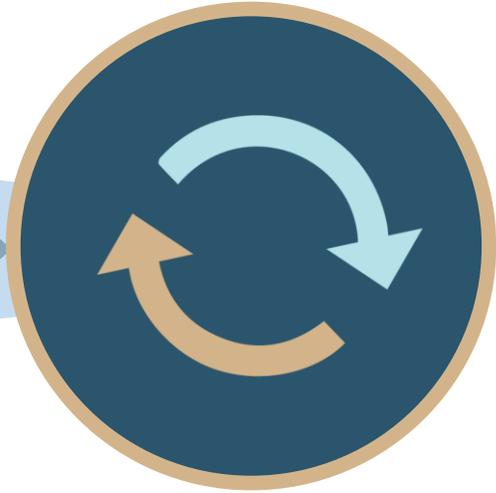


FINAL
UPDATES

Specific

Overview of the Process

General



Specific

JANUARY 2019 -
JULY 2019

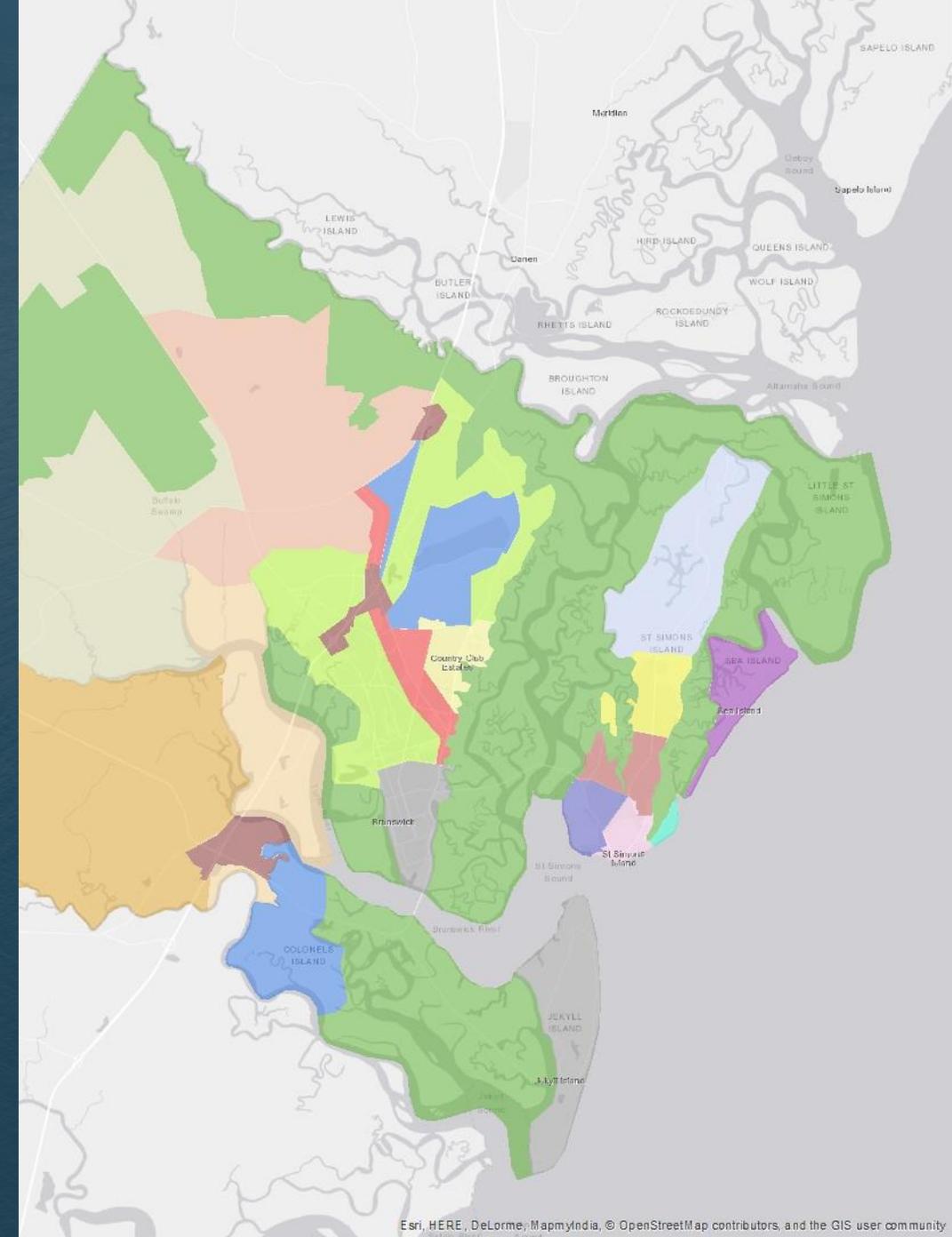
AUGUST 2019 -
NOVEMBER
2019

DECEMBER 2019 -
MAY 2020

JUNE 2020 -
SEPTEMBER
2020

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



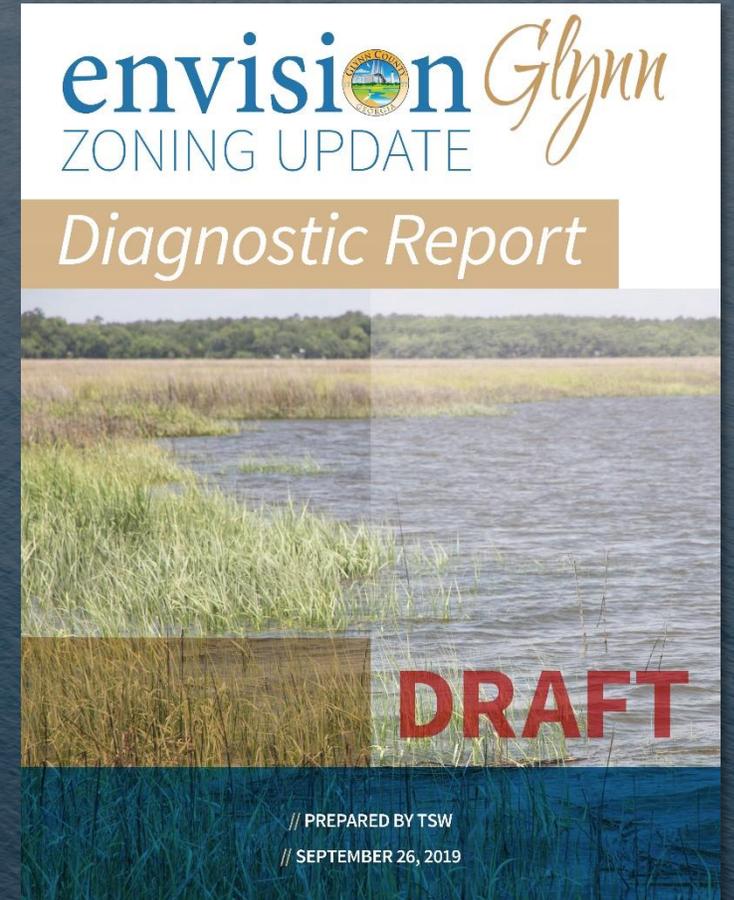
Outreach Summary

- 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