

Bulloch County Steering Committee

Meeting #2

Comprehensive Plan and Zoning Moratorium

Today's Tasks

- Review the first draft of proposed revisions of the County's Subdivision Regulations.
- Why do we need these regulations?
 - Accurate land records.
 - Logical lot layouts related to topography.
 - Ensure no hazards or nuisances are created.
 - Adequate design of streets, drainage, utilities and sanitary systems.
 - Properly installed and publicly dedicated infrastructure.
 - Assure developers pay their fair share for the costs of the subdivision.
 - Conformance to overall plans for the street network, public facilities and land use.

Why are revisions needed?

- Expectations continuing of population growth and new development.
- Expectations of increasing state and federal mandates.
- Minimize or eliminate homeowner complaints.
- Match the capacity of county resources for proper review and inspections.

Common problems of poor S/D management.

- Access to substandard county roads, and/or poor construction of roads within subdivisions.
- Safety hazards and poor building lots.
- Poor drainage and soil erosion that creates on-site or off-site nuisances.
- Additional public costs to correct problems.

Pressing Policy Issues

- Embedding routinely used zoning conditions
- As-built plans
- Planned developments
- Community water systems and fire safety (fire flow and related infrastructure)
- Sidewalks, curb gutter for PDs and subdivisions over 50 lots
- Buffers, screening, landscaping
- Road design
- Inverted crown roads
- Access points for a new development

Article III: Definitions

Purpose:

- The definitions section provides brief explanations of ordinance terminology.

Changes:

- New (approximately 1 dozen) or modified (also approximately 1 dozen) definitions to support changes and clarify meanings or context in the regulations.

Article IV: Procedure for Plat Approval

Purpose:

- Developers are required to submit plats and plans after zoning is verified or approved.
- These include sketch plans, preliminary plans, final plat as as-built plans and conceptual site plans for planned developments.

Article IV: Procedure for Plat Approval

Changes:

- Some of the sections were rearranged reducing the narrative and adding a more tabular format for ease of reading.
- **(Policy Issue)** Added a requirement for as-built plans.
 - As-built plans record the subdivision of property, including the accurate description of utilities, drainage ways, streets, blocks, rights-of-way, easements, building lines, and street names.

Article IV: Procedure for Plat Approval

- Planned developments will be required to be submitted to P/Z for approval with a conceptual site plan.
 - **(Policy Issue)** They are a form of development that includes duplexes, apartments, condominiums or townhouses, and commercial businesses where the site is not subdivided into lots and public streets, but is retained in one ownership.
- For any subdivision on state highways, GDOT approval is required prior to authorizing any land disturbing activity.
- Under the review procedures schedule:
 - Mandatory pre-application conferences will be required 30 days prior to submitting a application
 - A phasing plan and schedule will be required.

Article V: Plat Requirements

Purpose:

- This section details what information is required to be submitted by an applicant.

Changes:

- Some of the sections were rearranged reducing the narrative and adding a more tabular format for ease of reading.
- Schedule of required content for plats and plans
 - Electronic submission of plats and plans
 - Illustrate project phasing on plats and plans

Article V: Plat Requirements (Changes Continued)

Schedule of supplemental information

- Proof of taxes paid (property tax, occupational tax) – Preliminary and PD
- Road encroachment permit (roads and driveways) – Preliminary and PD
- Architectural renderings and elevations of exterior structures – Sketch and PD
- Proposed restrictive covenants if open space is required or if part of zoning conditions – Preliminary and PD
- Traffic impact study or access evaluation – Sketch and PD** **may be required with zoning application if trip generation is over 500 per day**
- Environmental impact study **if zoning conditions are applicable, or application is/was subject to a DRI** – Sketch and PD
- Market impact study **if zoning conditions are applicable, or application is/was subject to a DRI** – Sketch and PD
- Landscaping plan (buffers, screening signage) – Sketch, Preliminary and PD.
- Lighting plan (commercial parking areas) – Preliminary, As-Built and PD.

Article V: Plat Requirements (Changes Continued)

Schedule of supplemental information

- Signage plan (commercial parking areas) – Preliminary, As-Built and PD.
- Municipal utilities plan
- Community water system copy of EPD trust indenture – As Built and PD.
- Solid waste disposal plan – PD
- Sanitary sewerage disposal (septic tanks) – copy of soils study provided to the health department – Preliminary and PD
- Stormwater and drainage plan – Preliminary and PD.
- Performance guarantees – submitted with Preliminary and PD
- Fire safety plan – tracked through entire process, fire flow and hydrant testing, FDCs and fire lanes.

Article VI: Required Improvements

Purpose:

- Defines what kind of infrastructure is required to be installed, or that may be conditioned to be installed.

Changes:

- Rearranged some of the sections, reduced the narrative and added a more tabular format for ease of reading.
- **Water and sewer (Policy Issue).**
 - In subdivisions with eleven (11) or more lots, community water systems shall be required to provide hydrants with sufficient fire flow a minimum residual pressure of 20 psi.
 - Where a public sanitary sewer system is not yet reasonably accessible, the sub-divider may be required to provide a centralized or decentralized treatment system until sewer is available.
- **Crosswalks and sidewalks (still permissive – Policy Issue).**
 - May be required where it is deemed essential in order to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.

Article VI: Required Improvements (Changes Continued)

- Buffers, screening, and landscaping (**policy issue – cross reference zoning**).
 - A landscape plan prepared by a licensed landscape architect is required to provide details for required buffers, screening and landscaping.
 - No C.O. shall be issued without
 - a permanent stand of seeded turfgrass, sprigs or sod established for the front and side yards and landscape beddings extending to the rear drip line exclusive of designated landscape beddings to abate soil erosion,
 - and unless the current phase of development complies with County erosion control and sedimentation standards.
 - In non-residential subdivisions or planned developments, at least five percent (5%) of the interior parking area shall be landscaped with plantings, and at least one (1) tree for each ten (10) spaces shall be installed exclusive of any buffer.

Article VI: Required Improvements (Changes Continued)

- Street lighting.
 - Required for new residential subdivisions or planned developments under a county special streetlight district, except for subdivisions of 10 lots or less.
 - Street lights shall be decorative or ornamental and placed in the right of way to promote neighborhood safety or the extended use of sidewalks.
 - Night-time intersection lighting at primary entrances to subdivisions and planned developments will be required
 - The cost for installation and maintenance to be borne by the developer or a common interest.
 - All lighting must be downcast and not produce glare.

Article VI: Required Improvements (Changes Continued)

- Performance Guarantees.
 - The developer shall provide 100% security to the County covering the design and construction of new streets, sidewalks, street signs and traffic control devices, drainage, and soil erosion controls (a separate bond may be necessary according the county's soil erosion and sedimentation control ordinance), until the County accepts improvements.
 - After the County accepts improvements, or until 75% of build-out occurs (whichever is later), security for the maintenance of the improvements is required for 3 years in an amount equal to 25% of the cost of the improvements.
 - Security may be extended for phased developments.
 - The duration of such an extended maintenance bond or letter of credit shall not exceed three (3) years from the date of approval of the final plat for the final phase of the development.

Article VI: Required Improvements (Changes Continued)

- Private Streets.
 - The county shall not accept title to or maintain any streets, drainage systems or other dedicated easements, open space or infrastructure unless all security for performance and maintenance has been satisfied.
 - Private streets may be approved for development only when they are eligible for categorization as a local street; and, where access from any such private street to a publicly accepted road shall be physically restricted or controlled with an entry barrier.
 - Prior to the issuance of building permits for lots within the development, the developer shall meet the following requirements:
 - File a release of maintenance agreement, releasing the county from any present or future maintenance.
 - Install “blue” street signs provided by the county road department at the developer’s expense.
 - A disclosure statement shall on all plats and sales contracts setting forth ownership and maintenance responsibilities.
 - An alternative is the establishment of a responsible association with the authority to maintain the private streets.
 - If private streets are petitioned for acceptance and are found deficient of county standards, the owner(s) must improve the streets at their expense or must petition and receive approval from the Commissioners for improvements under a special assessment.

Schedule 6.7.1: Improvement standards by development scale

Improvement	Minor (up to 10 lots)	Intermediate (11-49 lots)	Major (50 or more lots)	Planned Development
Site grading	R	R	R	R
Street signs	R	R	R	R
Paved streets	R	R	R	R
Paved off-street parking	R	R	R	R
Storm drainage	R	R	R	R
Monuments & property markers	R	R	R	R
On-site sewerage disposal	R	R	R	R
Underground utilities (1)	R	R	R	R
Clustered mailboxes (2)	C	R	R	R
Community water system (3)	C	R	R	R
Fire hydrants_(3)	C	R	R	R
Buffers and landscaping	C	R	R	R
Streetlights (4)	C	R	R	R
Open space	C	C	C	R
Sanitary sewer (5)	C	C	C	C
Pedestrian ways	C	C	R	R
Curb and gutter	C	C	R	R

Required improvements (R). Required improvements are mandatory.

Conditioned improvements (C). The planning and zoning commission and the governing authority may require that the sub-divider install improvements as a condition of final development approval if it is specific and unique to the proposed development, provides amenities that fit the scale of the development, reduces nuisances, or improves the general health, safety and welfare of surrounding neighborhoods and the community.

Article VII: Design Standards

Purpose:

- Defines standards for streets, lots, blocks, easement, utilities.

Changes:

- Some of the sections were rearranged reducing the narrative and adding a more tabular format for ease of reading.
- Made slight adjustments to intersection design schedule that follows best practices.

Article VII: Design Standards (Changes Continued)

- *Continuation of adjoining street system.* **The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing major streets shall be extended.**
- *Access to adjacent properties.* **Where it is desirable to provide for street access to adjoining property, proposed streets shall be extended** by dedication to the boundary of such property and a temporary turnaround shall be provided. Houses fronting on minor streets shall have access from minor streets only.

Article VII: Design Standards (Changes Continued)

- Entrance signs or structures (whether or not placed within a median), if constructed, will be monument-based signs made of brick, stone or decorative masonry with night-time illumination and non-invasive landscaping, consistent with the architectural details and character of the development. Any entrance sign, structure, and landscaping shall not be maintained by the County.
- Entrance signs or structures will be owned and maintained by a common interest element, and placement within the right-of-way shall not interfere with sight distance at intersections or be designed to be a roadway hazard.
- **(Policy Issue)** Added a schedule for cul-de-sac design that minimizes the length for safety.
- Added a schedule providing standards for designing roads with sloping ditches.

Article VII: Design Standards (Changes Continued)

- **(Policy Issue)** Inverted crown subdivisions may only be used for alleys, private streets in planned developments and SF subdivisions of 20 or less lots.
- **(Policy Issue)** Sidewalk and cross walk construction standards.

Article VII: Design Standards (Changes Continued – Policy Issue)

Schedule 7.7.9 (a): Minimum number of public access points to a public street

Development Type and Intensity	Minimum Number (1)	Public Access by Functional Classification
Residential, 50 units or less	1	Paved: Local
Residential, 50-239 units	2	Paved: Local, Collector
Residential, 240-400	3	Paved: Local, Collector, Arterial
Residential, 401 or more	4 + 1 per 120 additional lots	Paved: Local, Collector, Arterial
Non-residential, 50 parking spaces or less	1	Paved: Local, Collector, Arterial
Non-residential, 51 parking spaces or more	2	Paved: Local, Collector, Arterial

Schedule 7.7.9 (b): Separation of access points for streets and driveways

Posted Speed Limit of Road	Minimum Spacing (1)
35 MPH or less	110 feet
36-45 MPH	230 feet
45-54 MPH	330 feet
55 MPH or more	440 feet

Article VII: Design Standards (Changes Continued)

- **(Policy Issues)** Fire flow standards for community water systems:
 - Capable of meeting the ISO standards for the largest structure within the subdivision, and no less than 1000 gallons per minute, while sustaining a 20-psi residual pressure, for a period of 2 hours at the further most point from the available water source(s).
 - A Proof of Flow test shall be provided to the Fire Chief, and as well as, annual flow test records for the water system.
- Water system distribution lines when located in the right-of-way, shall be installed to have a minimum depth.
- Service lines must be stubbed out to the property line to serve each lot before the street is surfaced.
- Specifications for fire hydrants. (size; distance separation)

Article X: Construction Schedule

Purpose:

- To ensure procedures are in place to monitor and control development according to regulations and policies.

Changes:

- Requires an order for submittals and approvals before construction can begin.
- Pre-construction meeting is required with staff.
- Notice to proceed is issued.
- Inspections schedule and procedures are defined for each stage of development or construction.
- Developer has responsibilities to inform County staff of activities and to keep records and documentation for inspection.

Impacts and Outcomes

- Need to increase developer accountability with existing and changed standards.
 - Failure to do so causes county to accept sub-standard infrastructure resulting in higher taxpayer costs.
- New standards including mandatory pre-application and pre-construction conferences will improve the process of development reviews and approvals and prevent confusion or misunderstanding.
- It's going to increase some costs for:
 - Design and development
 - Infrastructure installation (but, it will be better quality)

Next Steps

We probably need to have a third meeting before January.

Zoning

- Supplemental standards for specific uses
 - Approximately 40 specific permanent uses
 - Up to a dozen temporary uses
 - Landscaping, architecture and lighting
- Buffers, screening and landscaping
- Access, driveways, parking and loading
- Definitions
- Overlay
 - Water District
 - Suburban Corridor

Revised Subdivision Regulations (one more look?)

Tentative Water and Sewer Ordinance *

Tentative Stormwater and Drainage Ordinance