



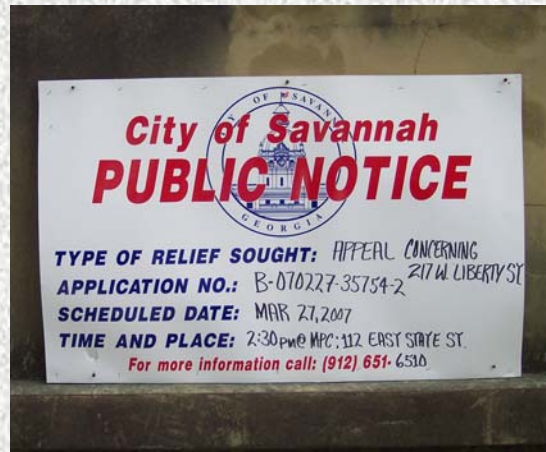
**Unified Zoning Ordinance
Technical Committee Meeting**

Component 2: Administration

May 16, 2007

Administration: What is it?

- Defines process for all types of zoning-related reviews
- Identifies responsible administrators
- Includes public notification



Administration: Types of Reviews

- Development of Regional Impact (possible)
- Comprehensive Plan Amendments (possible)
- Map Amendments (Rezoning)
- Zoning Text Amendments
- Site Development Plans
- Special Uses
- Temporary Uses
- Accessory Uses
- Nonconforming Uses
- Wireless Telecom Facilities
- Certificates of Appropriateness
- Variances
- Signs
- Appeals

Administration: Boards, Commissions & Administrators

Existing (15):

- Planning Commission
- Zoning Boards of Appeal (County & City)
- Historic Review Board (Landmark Historic District)
- Historic Preservation Commission (Chatham County)
- Zoning Administrators (County & City)
- Executive Director (Zoning, Street Renaming)
- MPC staff
- Preservation Officer (Landmark Historic District)
- Visual Compatibility Officer (Cuyler-Brownsville)
- Site Plan Administrator (Mid-City)
- Design Review Administrator (Mid-City)
- City Manager (Mid-City)
- City Traffic Engineer
- Preservation Professional (Chatham County)

Keep in mind...

- Purpose and intent
- Law: federal, state, and local
- Relationship to other County & City development ordinances and policies, including the Comprehensive Plan
- Implementation
- Enforcement

Establishing Goals and Priorities for Administration

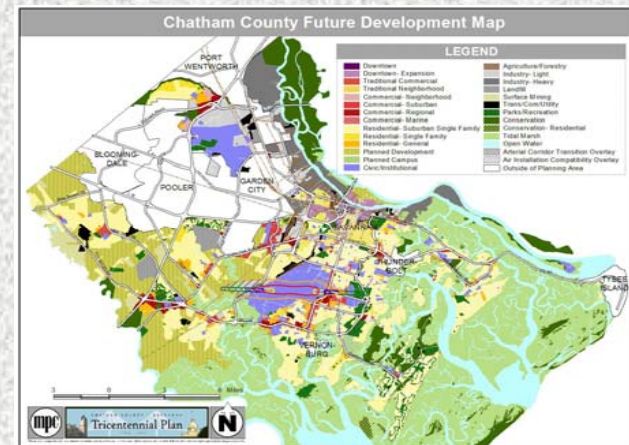
- Technical Committee to discuss
- Handouts of existing review processes for County and City

DRI: Development of Regional Impact

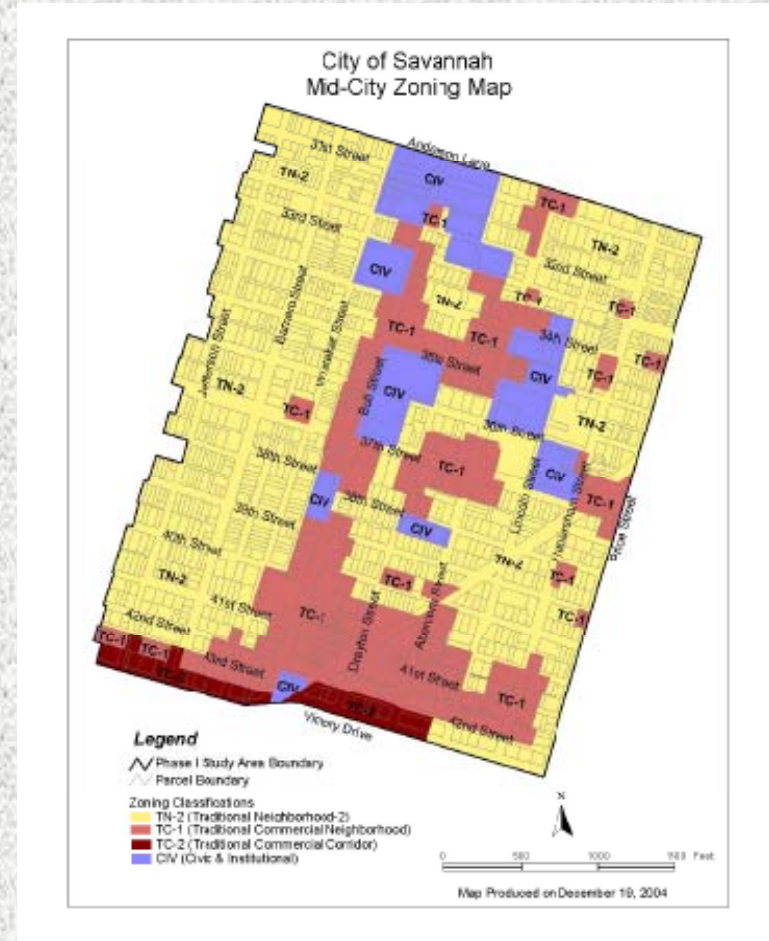
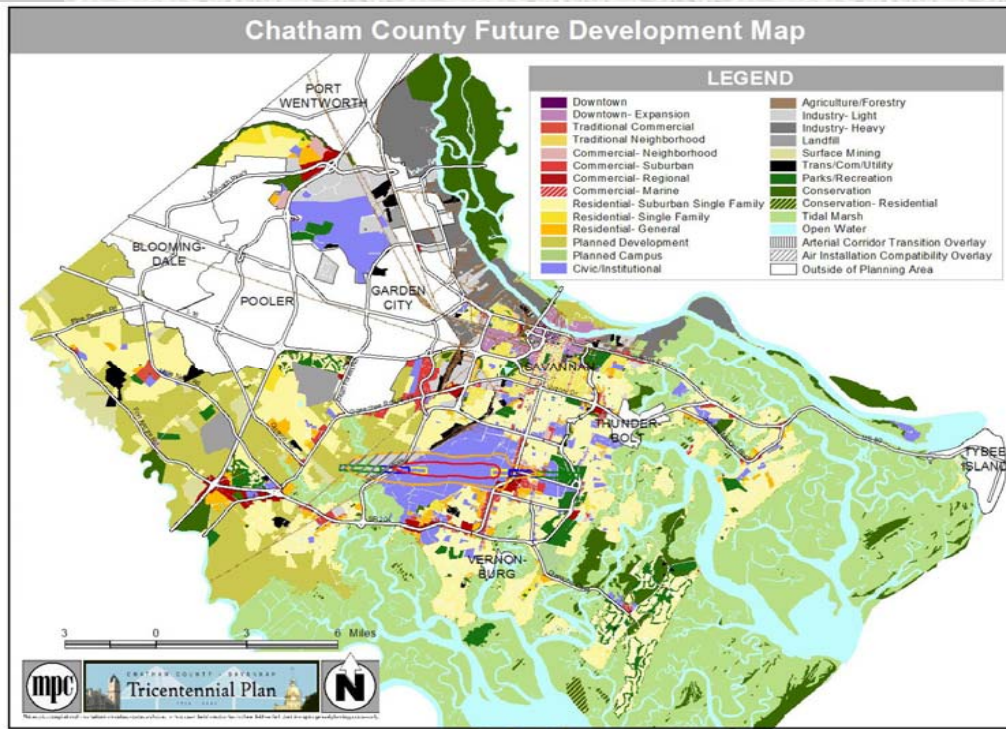
- Required by State
- For developments that meet specified thresholds established by State
- Local government must process for State—no review at local level
- MPC processes zoning-related applications only
- Public not well informed of this requirement

Comprehensive Plan Amendments

- Comprehensive Plan: Consistency between future land use map and zoning
- Land use map provides guidance for rezoning, encourages long-range planning for infrastructure (utilities, roads) and services (police, fire, schools)
- Not a static map



Consistency between the Future Development Map and Zoning



Map Amendments (Rezoning)

- Why rezone?
Uses, development standards and/or density
- Planning Commission advisory; local governing body decision-making authority
- Existing criteria—is it sufficient? (Handout)

Text Amendments

- Why amend zoning text?
- Planning Commission advisory; local governing body decision-making authority
- No existing criteria—should there be?
- If there should be criteria, consider...

Text Amendments: Potential Criteria

1. Will the amendment comply with other local, state, and federal laws?
2. Will the amendment correct an error?
3. Does the amendment represent a new idea that does not exist or has changing circumstances necessitated the amendment?
4. Will the amendment be consistent with the remainder of the zoning ordinance, including purpose and intent statements?

Site Development Plans

- Background
- Relationship to other types of reviews and timing
- Clearly delineate review responsibility

Site Development Plans

When Is a Site Plan Required by the Zoning Ordinance?

Site Plan Criteria	County Zoning Section	City Zoning Section
Property is located in a Planned District	4-6.52	8-3031
Property is located in a Planned Unit Development (PUD) District	4-6.52	8-3033
Property is located on an arterial or collector roadway (as identified on the Street Classification Map)	4-6.52	8-3061
The project will be a group development (two or more principal uses are proposed)	5-5	8-3056
The proposed use requires site plan review	Various uses in 4-5.1, 4-5.2, and other sections	Various uses in 8-3025(a), 8-3025(b), and other sections
The zoning district requires site plan review	Various sections	Various sections
When the property is zoned B-N or B-C and the boundary line of either district abuts the boundary line of an R-4 or R-6 district in the centerline of a residential or minor roadway.	n/a	8-3060

Site Development Plans

When Is a Site Plan NOT Required by the Zoning Ordinance?

Site Plan Criteria	County Zoning Section	City Zoning Section
Doesn't meet one of the criterion on the previous slide	n/a	n/a
One and two-family residential	n/a	8-3061
Landmark Historic District	n/a	8-3061
Victorian District (contradicts Sec. 8-3028, which requires review)	n/a	8-3061

Site Plans: Mid-City Criteria

Type of Development	No Plan Required	Sketch Site Plan	Minor Site Plan	Major Site Plan
<i>Approved By:</i>	Zoning Administrator	Site Plan Administrator	Site Plan Administrator	MPC
RESIDENTIAL				
New Development				
Single-family or two-family subdivision	✓			
At least 3, but no more than 5 residential units		✓		
Over 5, but no more than 50 residential units			✓	
Over 50 residential units (not subdivision)				✓
Expansion or Renovation				
Up to 5 residential units added or modified		✓		
Over 5, but no more than 50 residential units			✓	
Over 50 residential units				✓
NONRESIDENTIAL				
New Development				
Up to 2,500 SF Gross Floor Area		✓		
Over 2,500 SF, but no more than 50,000 SF			✓	
Over 50,000 SF Gross Floor Area				✓
Expansion or Renovation				
Up to 3,000 SF added or modified		✓		
Over 3,000 SF, but no more than 25,000 SF			✓	
Over 25,000 SF				✓
MISCELLANEOUS				
Site Plan Requiring Waiver				✓

Next Steps

- Staff to begin drafting based on today's discussion
- Administration discussion to continue at next meeting

Questions



Next Meeting Date: Wednesday, June 20