



Land
Development
Resolution
Update:
WORKSHOP

Macon-Bibb County

April 24, 2023

Workshop Purpose

Introduce the Land Development Resolution update process.



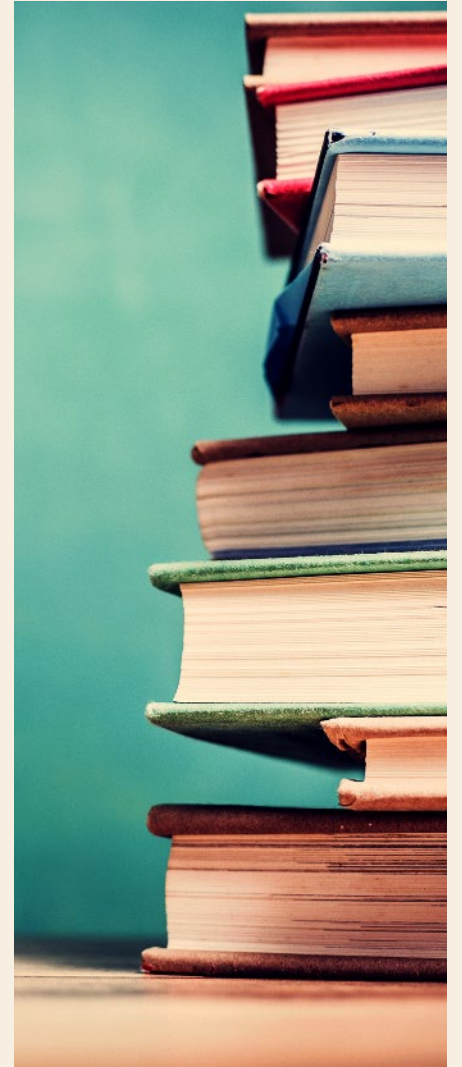
Agenda

PROJECT OVERVIEW

WORK TO DATE

- Topic areas initiated
- Intent & purpose of revisions
- Explanation of methodology
- Introduction to preliminary drafts

WHAT'S NEXT



Land Development Resolution Update Overview

Review the applicable sections of the Land Development Code to address various issues and prepare revisions as appropriate for content, clarity, consistency and best practices. Participate in meetings with planning commission staff to review and discuss suggested revisions.



Topics to be Addressed

- * **Zoning Districts and Use Table.** Draft revisions to the County's Land Development Regulations that revise the structure of the permitted and conditional uses into a use table that better reflects current best practices for defining uses and make recommendations for revisions to the permitted, conditional uses within each zoning district.
- * **Supplemental Regulations.** Draft revisions to the County's Land Development Regulations to move supplemental regulations that are currently embedded in the use definitions to the Supplemental Regulations section of the LDC.
- * **Landscaping/Buffering.** Draft revisions to the County's Land Development Regulations to add landscaping and buffering standards for incompatible uses, Planned Development and Cluster Developments.

Topics to be Addressed

- * **Lighting Regulations.** Draft revisions to the County's Land Development Regulations to address outdoor lighting standards for commercial, industrial and multifamily development.
- * **Definitions.** Draft revisions to the County's Land Development Regulations as needed to maintain internal consistency with proposed revisions.

Work Plan

Macon-Bibb Development Resolution Update

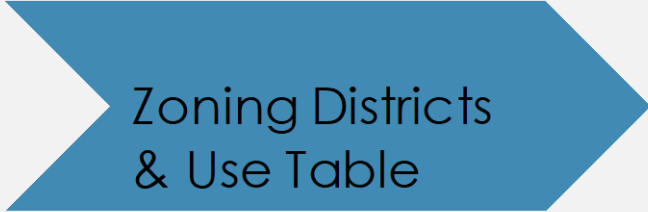




	Land Development Resolution Chps. 5-22B	Land Development Resolution Chp. 23	Land Development Resolution Chp. 30	Land Development Resolution Chp.30	Land Development Resolution Chp. 1
Activities	Create Draft Use Table Structure	Revise Supplemental Regulations to include moved items from Zoning Districts	Summarize existing buffering/landscaping requirements	Prepare outdoor lighting standards for commercial, industrial and mf	Revise Definitions for consistency with revisions from Tasks 1-4
	Review Existing Zoning Uses & Organize into new structure	Review list of issues from staff to determine the need for other revisions	Identify supplemental regulations to address incompatible uses	Propose revisions	Review list of issues from staff to determine the need for other revisions
	Identify Supplemental Regulations within Zoning Districts (to be moved)	Propose revisions to address staff issues	Propose revisions to address the identified issues areas		Propose revisions to address staff issues
	Review/Revise language to establish complete use descriptions				
	Complete Draft Use Table Structure (New Chapter)				
	Revise existing Zoning District Chapters to reflect Use Table format				
	Revise to address staff issues and concerns with Planned Development Districts and Cluster uses				

	Task 1 DELIVERABLES	Task 2 DELIVERABLES	Task 3 DELIVERABLES	Task 4 DELIVERABLES	Task 5 DELIVERABLES
Deliverables	DRAFT: Use Table Structure	FINAL DRAFT: Proposed Revisions to Chp. 23	DRAFT: Landscape/Buffering Options	DRAFT: Lighting Options	FINAL DRAFT: Proposed Revisions to Chp. 1
	DRAFT: Proposed Use Table		FINAL DRAFT: Proposed Revisions to Chp. 30.	FINAL DRAFT: Proposed Revisions to Chp. 30	
	FINAL DRAFT: Proposed New Chapter: Use Regulations				
	FINAL DRAFT: Proposed Revisions to Chps. 5-22B				



Status of Work to Date

	 Zoning Districts & Use Table Land Development Resolution Chps. 5-22B	 Supplemental Regulations Land Development Resolution Chp. 23	 Definitions Land Development Resolution Chp. 1
Activities	Create Draft Use Table Structure	Revise Supplemental Regulations to include moved items from Zoning Districts	Revise Definitions for consistency with revisions from Tasks 1-4
Review Existing Zoning Uses & Organize into new structure	Review list of issues from staff to determine the need for other revisions	Review list of issues from staff to determine the need for other revisions	Review list of issues from staff to determine the need for other revisions
Identify Supplemental Regulations within Zoning Districts (to be moved)	Propose revisions to address staff issues	Propose revisions to address staff issues	Propose revisions to address staff issues
Review/Revise language to establish complete use descriptions			
Complete Draft Use Table Structure (New Chapter)			
Revise existing Zoning District Chapters to reflect Use Table format			
Revise to address staff issues and concerns with Planned Development Districts and Cluster uses			

Use Table

INTENT & PURPOSE

- Clarify and update terminology of uses to make it clear and relevant to today.
- Organize the uses. Create a table structure and organization that:
 - Allows the user to easily navigate the regulations.
 - Allows staff and the Planning Commission to see how similar uses are treated under the regulations, identify any concerns and make adjustments easily.

Supplemental Regulations

INTENT & PURPOSE

- Provide a single location in the land development resolution for supplemental regulations that function to provide limits or conditions on uses.
- Create consistency in how uses are regulated.

Definitions

INTENT & PURPOSE

- Ensure that all listed uses have a definition.
- Preliminary draft organizes the definitions in the order of the use table to facilitate review.
- Final drafts will organize the revised definitions into Chapter 1 of the Land Development Resolution.

CREATE DRAFT USE CATEGORY STRUCTURE

USE CATEGORY	A	RESIDENTIAL DISTRICTS										HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			STANDARDS
		RR	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-2A	R-2	R-3	MHR	HR-1	HR-2	HR-3	HC	HBH	C-1	C-2	C-4	C-5	M-1	M-2	M-3	CBD-1	CBD-2	SC	
RESIDENTIAL USES																											
PUBLIC AND CIVIC USES																											
COMMERCIAL USES																											
INDUSTRIAL USES																											
OPEN USES																											

ESTABLISH SUB-CATEGORIES TO ORGANIZE SIMILAR USES

USE CATEGORY	A	RESIDENTIAL DISTRICTS										HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			STANDARDS	
		RR	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-2A	R-2	R-3	MHR	HR-1	HR-2	HR-3	HC	HBH	C-1	C-2	C-4	C-5	M-1	M-2	M-3	CBD-1	CBD-2	SC		
RESIDENTIAL USES																												
HOUSEHOLD LIVING																												
GROUP HOUSING																												

ESTABLISH SUB-CATEGORIES TO ORGANIZE SIMILAR USE

USE CATEGORY	A	RESIDENTIAL DISTRICTS										HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			STANDARDS
		RR	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-2A	R-2	R-3	MHR	HR-1	HR-2	HR-3	HC	HBH	C-1	C-2	C-4	C-5	M-1	M-2	M-3	CBD-1	CBD-2	SC	
PUBLIC AND CIVIC USES																											
COMMUNITY SERVICES																											
EDUCATIONAL FACILITIES																											
HEALTH AND MEDICAL																											
PARKS AND OPEN AREAS																											
TRANSPORTATION AND TRANSPORTATION TERMINALS																											
UTILITIES																											

ESTABLISH SUB-CATEGORIES TO ORGANIZE SIMILAR USE

USE CATEGORY	A	RESIDENTIAL DISTRICTS										HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			STANDARDS
		RR	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-2A	R-2	R-3	MHR	HR-1	HR-2	HR-3	HC	HBH	C-1	C-2	C-4	C-5	M-1	M-2	M-3	CBD-1	CBD-2	SC	
COMMERCIAL USES																											
ANIMAL USES																											
DRINKING AND ENTERTAINMENT																											
LODGING AND RECREATION																											
OFFICE AND BUSINESS/ PROFESSIONAL SERVICES																											
PERSONAL SERVICES																											
RESTAURANT AND EATING ESTABLISHMENTS																											
RETAIL SALES AND SERVICE																											
SELF STORAGE (INDOOR ONLY)																											
VEHICLE SALES, RENTAL, SERVICE AND REPAIR																											
ADULT ENTERTAINMENT																											

ESTABLISH SUB-CATEGORIES TO ORGANIZE SIMILAR USE

USE CATEGORY	A	RESIDENTIAL DISTRICTS											HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			STANDARDS
		RR	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-2A	R-2	R-3	MHR	HR-1	HR-2	HR-3	HC	HBH	C-1	C-2	C-4	C-5	M-1	M-2	M-3	CBD-1	CBD-2	SC		
INDUSTRIAL USES																												
LIGHT INDUSTRIAL																												
HEAVY INDUSTRIAL																												
MINING, EXCAVATION AND FILL																												
WHOLESALE, WAREHOUSE, STORAGE AND DISTRIBUTION																												
WASTE-RELATED																												

ESTABLISH SUB-CATEGORIES TO ORGANIZE SIMILAR USE

USE CATEGORY	A	RESIDENTIAL DISTRICTS										HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			STANDARDS
		RR	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-2A	R-2	R-3	MHR	HR-1	HR-2	HR-3	HC	HBH	C-1	C-2	C-4	C-5	M-1	M-2	M-3	CBD-1	CBD-2	SC	
OPEN USES																											
AGRICULTURE																											
RESOURCE BASED RECREATION																											

6 **A. Residential Uses Classification.**

- 7 1. Household Living Uses. The Household Living Uses category includes use types providing
8 for the residential occupancy of a dwelling unit by a single family. This use category does
9 not include residential use types that generally involve some level of managed personal care
10 for a larger number of residents (e.g., continuing care communities or large group homes),
11 which are categorized in the Group Living Uses category. Accessory uses common to
12 Household Living Uses include accessory living units, home-based businesses, swimming
13 pools, the growing and processing of agricultural products for personal use and the keeping
14 of livestock and poultry.
- 15 a. Dwelling, Accessory

6 b. Consumer Goods Establishment

7 Establishments that sell consumer goods at retail, such as art galleries; bicycle sales,
8 rental, services, or repair; bulk retailing; catering establishments; convenience store;
9 department stores; florist and gift shops; hobby and craft shops; home building and
10 garden supplies stores; monument or headstone sales establishments; and similar uses
11 (e.g., floor covering stores, window treatment stores, camera stores, optical goods
12 stores, shoe stores, luggage stores, jewelry stores, piece goods stores, and pet shops).
13 There are two (2) sizes of consumer goods establishments - a consumer goods
14 establishment (five thousand (5,000) square feet or less) has a maximum of five
15 thousand (5,000) square feet of gross floor area; a consumer goods establishment (more
16 than five thousand (5,000) square feet) has more than five thousand (5,000) square feet
17 of gross floor area.

18

1. A. G. H.

LIST OF EXISTING USES (example)

aboveground storage of flammable liquids
Accessory building
Adult entertainment establishment
Ag, forestry,livestock,poultry
Airplane landing field
Ambulance services
Antique furniture store
Appliance store, including repairs and service
Art and antique shops
Athletic field, racetrack, speedway, mini golf, gun club, recreation area
Auction house
Auto auction
Auto repair garages
auto, travel trailer, mobile home sales
Automobile sales
Automobile service station
Automobile showroom
Automobile, truck, trailer rentals
Bakery
Banks, savings and loan associations
Bars, taverns, saloons, restaurants w alcohol
Beauty salon and barber shop

BUILDING THE USE TABLE

USE CATEGORY	A	RESIDENTIAL DISTRICTS										HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			
		RR	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-2A	R-2	R-3	MHR	HR-1	HR-2	HR-3	HC	HPD	C-1	C-2	C-4	C-5	M-1	M-2	M-3	CBD-1	CBD-2	SC	
RESIDENTIAL USES																											
HOUSEHOLD LIVING																											
Dwelling, Accessory	C																										
Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C			C						P
Dwelling, single-family attached (townhome)																											
Dwelling, tenant	P																										
Dwelling, two-family attached (duplex)	C					C	C	P	P	P			P	P	P	C	P	P	C		C						P
Dwelling, multiple-family										C	C	C						C					C	C	C		
OLD - high rise multi-family												C															
Manufactured home	C											P															
OLD - manufactured home in existing subdivision	P																										
Manufactured or mobile home park											C																
Manufactured or mobile home subdivision	C											P															
Residential over commercial (or live-work)															C	C											
Security quarters																					C	P					
GROUP HOUSING																											
Assisted living community																											
Bed and Breakfast														C	C	C											
Day care home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P		C			P	P	P	
Dormitory	C										C																
OLD - boarding house, rooming house, frat / sorority house											C																
Group personal care home	C										C				C	C	C	C	C		C				C	C	
Independent Living Facility																											
Intermediate Care Home											C																
Nursing Home	C										C					C	C	C	C		C						C
Supportive living home																		C			C					C	C
PUBLIC AND CIVIC USES																											

BUILDING THE USE TABLE

USE CATEGORY	A	RESIDENTIAL DISTRICTS										HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			
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RETAIL SALES AND SERVICE																											
Alcoholic beverage retail sales																											
Auction house / Flea Market	C																										
Consumer goods establishment (5,000 square feet or less)																											
OLD - convenience store w/o gas pumps	C																										
OLD - convenience store w/gas pumps	C																										
OLD - bakery																											
OLD - bicycle store																											
OLD - book, stationery, camera, photo supply																											
OLD - confectionary store																											
OLD - dairy retail (REMOVE THIS USE)																											
OLD - florist, nursery, gift shop																											
OLD - ice cream parlor																											
OLD - retail meat curing and butchering	C																										
OLD - retail not exceeding 5000 sf																											
Consumer goods establishment (more than 5,000 square feet)																											
OLD - antique furniture store																											
OLD - appliance store																											
OLD - art and antique shops																											
OLD - clothing, shoe, millinery, dry good																											
OLD - furniture and home furnishings																											

BUILDING THE USE TABLE

USE CATEGORY	A	RESIDENTIAL DISTRICTS											HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			STANDARDS
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RESIDENTIAL USES																												
HOUSEHOLD LIVING																												
Dwelling, Accessory	C																											
Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C									P	
Dwelling, single-family attached (townhome)								<u>P</u>	<u>P</u>	<u>P</u>															<u>P</u>	<u>P</u>		
Dwelling, tenant	<u>PL</u>																											
Dwelling, two-family attached (duplex)	<u>C</u>					<u>C</u>	<u>C</u>	P	P	P			P	P	P	<u>PL</u>	P	P	C								P	
Dwelling, multiple-family								C	C	<u>CP</u>					C		C		<u>P</u>	<u>CP</u>					<u>CP</u>	C	C	
Home Occupations	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>													
Horses, ponies and poultry, Accessory to RESIDENTIAL uses	<u>P</u>	<u>P</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>																					
Manufactured home	C															<u>PL</u>												
Manufactured or mobile home park																												
Manufactured or mobile home subdivision	<u>C</u>																											
Residential over commercial (or live-work)																												

CREATING THE USE TABLE

REVISING SUPPLEMENTAL REGULATIONS

- * Reorganize Chapter 23 so that it can be read and easily implemented with the use table. The use table directs users to the applicable section of Chapter 23 when there are supplemental regulations that may apply.



USE CATEGORY	A	RESIDENTIAL DISTRICTS										HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			STANDARDS					
		RR	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-2A	R-2	R-3	MHR	HR-1	HR-2	HR-3	HC	HBH	C-1	C-2	C-4	C-5	M-1	M-2	M-3	CBD-1	CBD-2	SC						
COMMERCIAL USES																																
ACCESSORY USES THAT REQUIRE A CONDITIONAL USE PERMIT																																
Drive-through																																\$23.11.01
Live musical entertainment enhanced by electronic amplification																																
Outdoor Storage/ Display in COMMERCIAL DISTRICTS																																\$23.09.02
ANIMAL USES																																
Animal kennel																																\$23.10.01
Veterinary hospital or																																\$23.10.02

REVISING SUPPLEMENTAL REGULATIONS

- * Identify supplemental regulations that are currently embedded in zoning district descriptions of permitted and conditional uses. Move these regulations into Chapter 23. When language is moved from another section of the land development resolution the text is shown in green double underline in the draft Chapter 23. Any proposed revisions to existing language are shown in red strike-through underline.

Macon-Bibb County, Georgia, Comprehensive Land Development Resolution
REVISIONS TO CHAPTER 23 – SUPPLEMENTARY REGULATIONS

1

2 **Chapter 23 - SUPPLEMENTARY REGULATIONS GOVERNING CERTAIN USES**

3 **Section 23.01. Household Living.**

4 **Section 23.01.01. Dwelling, Tenant. ~~Tenant Housing.~~**

5 Tenant dwellings shall be located on the same lot or tract as the principal residence on the basis
6 of one (1) dwelling unit for each five (5) acres in addition to the minimum lot area required for
7 the principle residence.

8 **Section 23.01.02. Dwelling, two-family attached (duplex).**

9 [A] Requirements for A-Agriculture District: When permitted as a conditional use within the A-
10 Agriculture District, two-family dwellings (duplex) are required to have a minimum one (1) acre
11 lot.

12 [B] Requirements for R-1A and R-1 Single Family Residential Districts: ~~Such Two-family~~
13 ~~attached~~ dwellings are ~~allowed~~ only ~~permitted~~ in new subdivisions for which the initial plat,

REVISING SUPPLEMENTAL REGULATIONS

* Revise or add regulatory language to address known issues.

1 **Section 23.15 Restaurant and Eating Establishments.**

2 **Section 23.15.01. Drive-In Facility (ACCESSORY USE)**

3 Drive-in. ~~Restaurants, including drive-in establishments, provided that when a~~ drive-in
4 restaurant establishment that abuts a residential district, it shall be separated from such district by
5 a six-foot high masonry wall and shall have no light shining directly into residential districts.
6

7 **Section 23.15.02. Mobile Food Sales**

8 ~~Where allowed as a limited use, mobile food sales shall meet the following requirements:~~

9 ~~(1) A property shall be required to apply for and receive a temporary use permit to host mobile~~
10 ~~food vendors for a period of time not to exceed one year per permit.~~

11 ~~(2) The use shall be in compliance with all other state and local requirements.~~

12 ~~(3) The use shall not hinder the functionality of the site requirements associated with existing~~
13 ~~uses on site and shall not otherwise impact public health and safety.~~

14 ~~(4) Unless otherwise approved, no vehicles, equipment or other items associated with a~~
15 ~~permitted temporary use shall remain in any location, other than an approved commissary~~
16 ~~or permanent business location associated with the temporary use, when not in use.~~
17

18 **Section 23.15.03. Restaurant with Alcohol**

19 [A] Distance requirements for alcoholic beverage sales. No restaurant serving alcohol may be
20 established, operated or maintained within one thousand (1,000) feet of an adult
21 entertainment establishment. The distance established by this Section shall be radial
22 distances determined by a straight line and not street distance, measured from property line
23 to property line. This distance shall be established by a survey performed by a surveyor
24 licensed in the State of Georgia. Said survey shall be provided at the time a petition for a
25 change to the official zoning maps is filed and when an application is made for a permit.

26 [B] ~~Hours of operation. Permitted hours of operation shall be limited to the hours~~ between 10
27 am – 10 pm. ~~Additional hours of operation may be permitted pursuant to a conditional use~~
28 ~~permit.~~