

AN ORDINANCE TO AMEND THE CODE OF BRYAN COUNTY, GEORGIA, SUBPART B “LAND DEVELOPMENT” CHAPTER 114 “UNIFIED DEVELOPMENT ORDINANCE OF BRYAN COUNTY, GEORGIA” SECTION 114-521 “INDUSTRIAL DEVELOPMENT STANDARDS” IN ORDER TO AMEND EXHIBIT 521 – “SUMMARY OF LOT AREA, HEIGHT AND SETBACK REQUIREMENTS FOR INDUSTRIAL AND PUBLIC/INSTITUTIONAL DISTRICTS” TO INCREASE THE MAXIMUM HEIGHT ALLOWED IN THE I-2 ZONING DISTRICT; AND TO AMEND SECTION 114-807 “INDUSTRIAL DEVELOPMENT” - SUBSECTION (C) “BUILDING DESIGN” – PARAGRAPH (1) “MATERIALS AND FINISHES” TO ALLOW FOR METAL WALL MATERIALS; TO HOLD A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

## SECTION ONE

WHEREAS, the Bryan County Board of Commissioners adopted the Unified Development Ordinance (“UDO”) on December 8, 2020, with an effective date of January 12, 2021; and

WHEREAS, development standards were included in Article V of the UDO, and these development standards include maximum height restrictions in the General Industrial (I-2) zoning districts; and

WHEREAS, general design standards were included in Article VIII of the UDO, and these standards prohibit the use of metal siding on the bottom 10 feet of an industrial building; and

WHEREAS, the UDO, as amended on September 14, 2021, established a maximum height of 80 feet in the I-2 zoning districts; and

WHEREAS, the Bryan County Board of Commissioners has determined that the UDO requirements should be amended in order to allow a greater height and use of metal siding, by right, in the I-2 zoning districts in order to provide more flexibility in the design of buildings in this district,

WHEREAS, this design flexibility will promote and further economic development in Bryan County; and

WHEREAS, the state of Georgia Code, O.C.G.A. §36-66-1 permits local jurisdictions to create and amend ordinances to serve the public welfare; and

WHEREAS, the Bryan County Board of Commissioners has determined it is in the best interests of the public health, safety, and welfare to amend Sections 114-521 and 114-807 of the UDO to increase the maximum height allowed in the I-2 zoning district and allow the use of metal siding in all industrial developments.

NOW THEREFORE BE IT RESOLVED, Chapter 114 - “Unified Development Ordinance” - of the Code of Bryan County, Georgia is hereby amended as follows:

## SECTION TWO

**Section 114-521 – Industrial District Development Standards – Exhibit 521 – Summary of Lot Area, Height and Setback Requirements for Industrial and Public/Institutional Districts – Maximum Building Height (feet) is hereby amended to read as follows:**

Lot Development Standard	Zoning District			
	I-1 <sup>1</sup>	I-2 <sup>1</sup>	P/I <sup>1</sup>	WP
Maximum Building Height (feet) <sup>3</sup>	50	100	45	45

**Section 114-807 – Industrial development – Subsection (c) Building design – Paragraph (1) Materials and Finishes - is hereby amended to read as follows:**

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b. The following materials are prohibited and may not be modified by the community development director or Planning and Zoning Commission:

1. Aluminum siding but it may be used as an accent material or on walls not visible from an existing or planned public street or an adjacent parcel located outside the industrial development. The accent material, cumulatively, may not exceed 20 percent of the area of any individual exterior wall visible from a public street or adjacent development;
- ~~2. Metal wall panels for the bottom ten feet of a building. Metal wall panels may be used for portions of the exterior walls above ten feet;~~
- ~~3. 2.~~ Unfinished concrete block, unfinished concrete tilt slab, and block siding;
- ~~4. 3.~~ Highly reflective, shiny or mirror-like materials; and
- ~~5. 4.~~ Vinyl siding. Fascia, soffits, and other trim materials may be vinyl.’

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### SECTION THREE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

### SECTION FOUR

If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

SECTION FIVE

This ordinance shall become effective immediately upon its adoption by the Bryan County Board of Commissioners.

SO ORDAINED, this 11<sup>th</sup> day of October, 2022.

  
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Chairman Carter Infinger  
Bryan County Board of Commissioners

ATTEST  
  
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Lori Tyson  
County Clerk

First Reading: September 13, 2022  
Planning and Zoning Commission: September 20, 2022  
Second Reading and public hearing: October 11, 2022