

# **Gowensville Planning Workshop**

March 29, 2023

Gowensville Community Center

# Welcome & Introductions

- Rashida Jeffers-Campbell - Planning Director
- Tyler Stone, AICP - Long Range Planning Manager
- Suzanne Terry, AICP – Planner II

# Agenda

- Survey Recap
- Development Trends
- Zoning
- Implications for Gowensville
- Questions/Discussion

# Survey Recap

- The survey was open on the Survey Legend website from December 14-31, 2022
- 1,182 postcards with the survey link were sent to residents within the Gowensville Fire District
- Paper surveys were made available to those who requested them
- 152 responses were received, including 5 paper responses, a 13% response rate
- Survey results were anonymous

# Survey Comments

*"How can we slow down growth?  
How can we become active in this process?"*

*"I prefer to retain our community as it is right now and limit or not allow the building of large subdivisions with small lot sizes."*

*"To preserve our way of life we need restrictions about building and development in our area."*

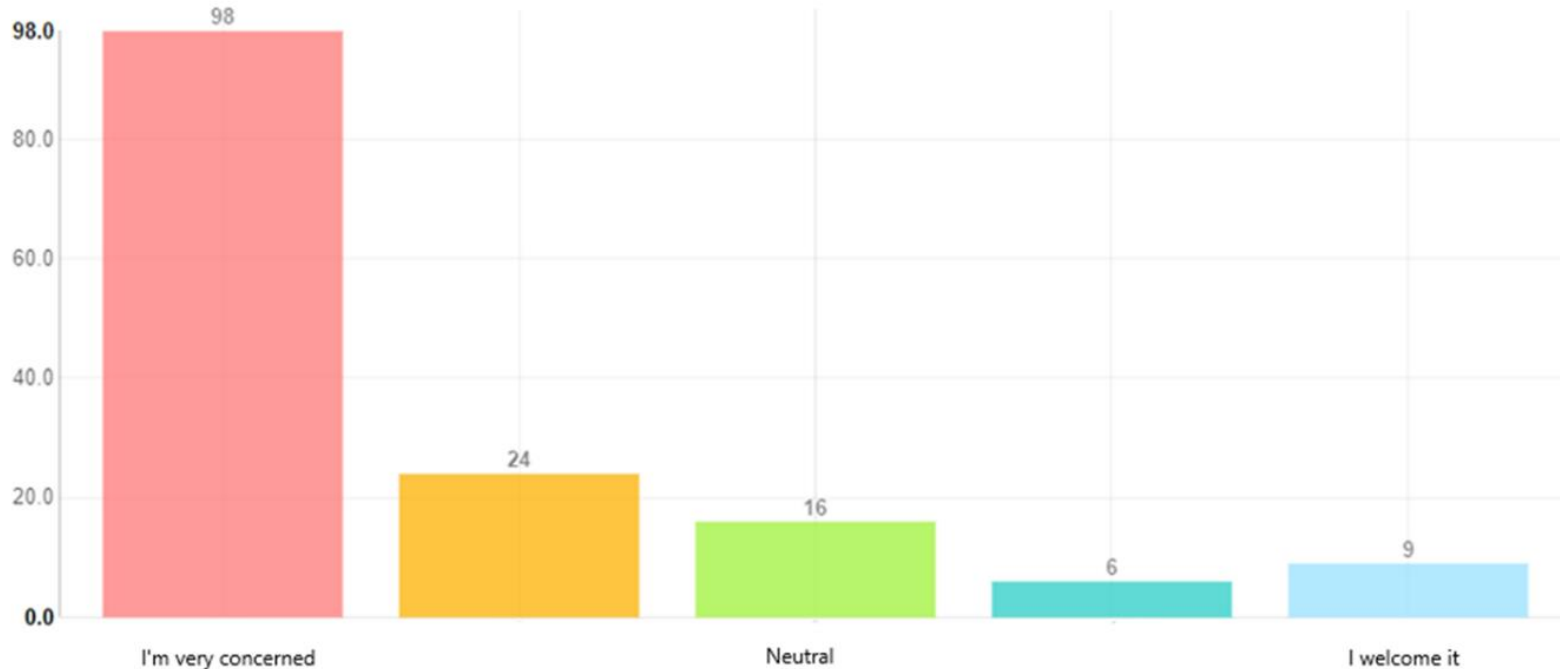
*"The current amount of regulation is enough, if not too much."*

*"I am not interested in zoning or any other control or use of my property."*

# Survey Recap


- The majority of respondents were very concerned about growth and development

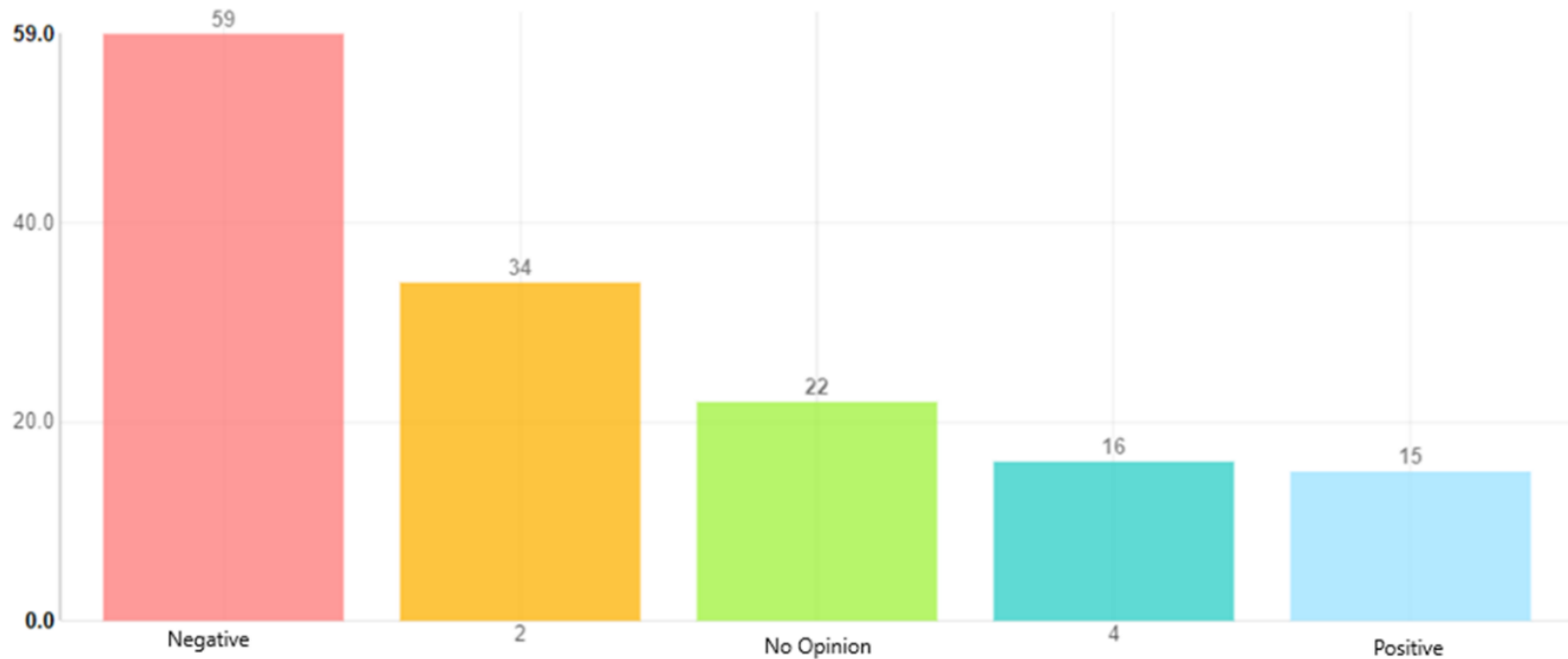
How do you feel about population growth and development in your community?



# Survey Recap

- However, zoning and land use regulations also received a negative response

 In general, how do you feel about zoning and land use regulations in your community?



# Survey Recap

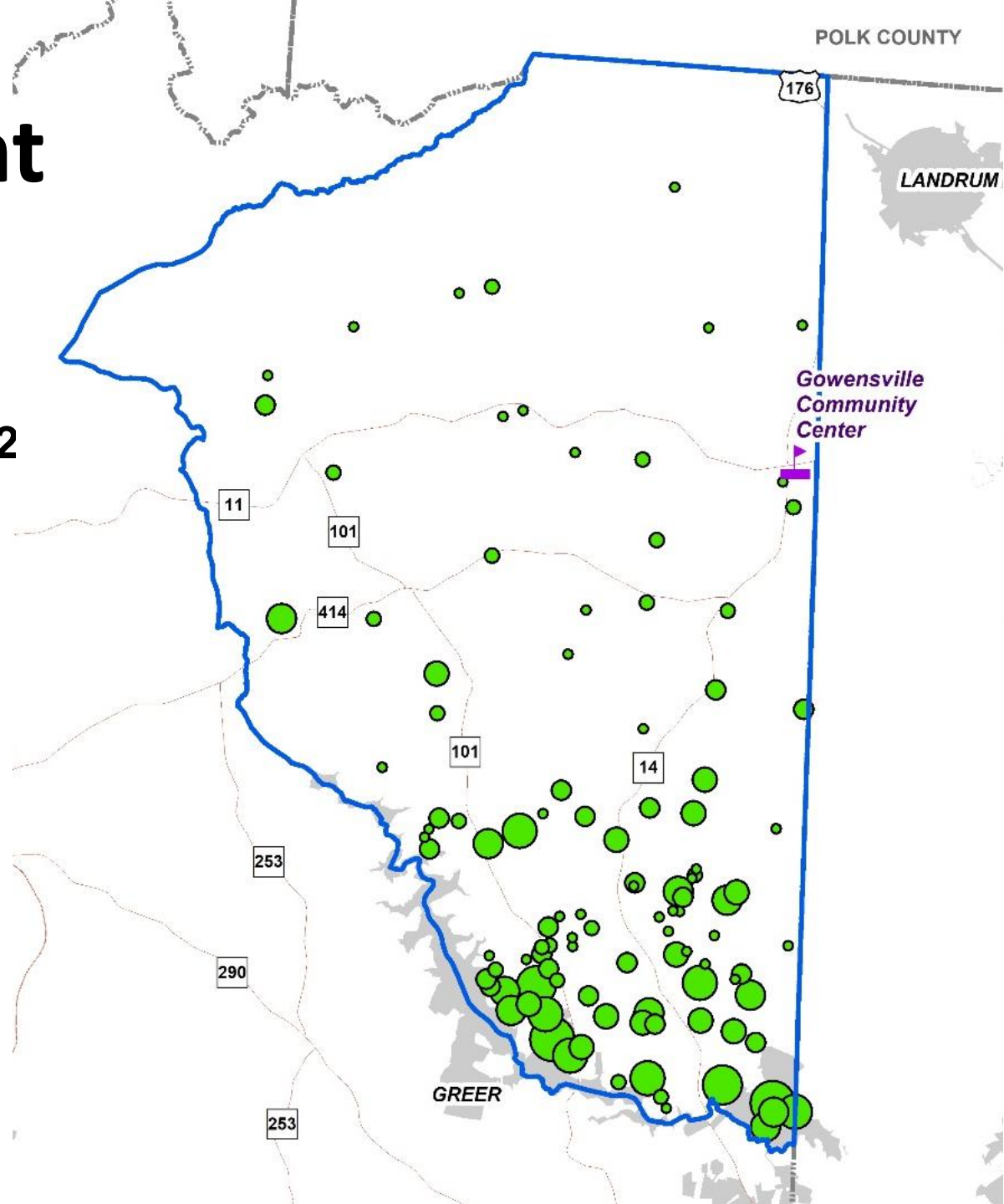
- For all of the land use tools listed, many respondents indicated they were not familiar enough to have an opinion
- About 120 respondents indicated they'd be interested in learning more about land use controls
- This educational workshop is a direct result of the input received from this survey.



# Development Trends

## Subdivisions 2000-2022

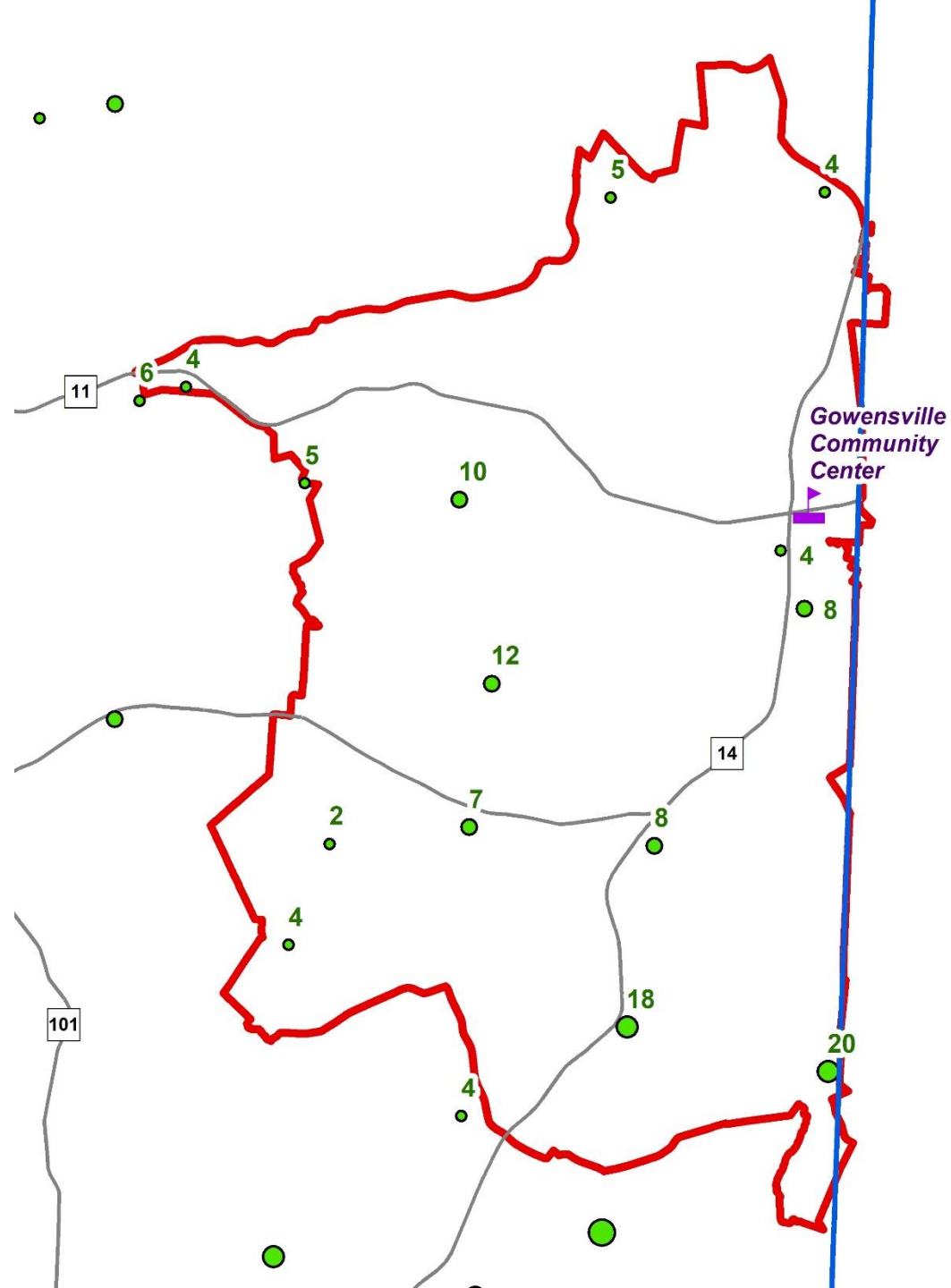
- 1 - 6
- 7 - 13
- 14 - 29
- 30 - 50
- 51 - 74
- 75 - 136
- 137 - 204
- 205 - 539



# Development Trends

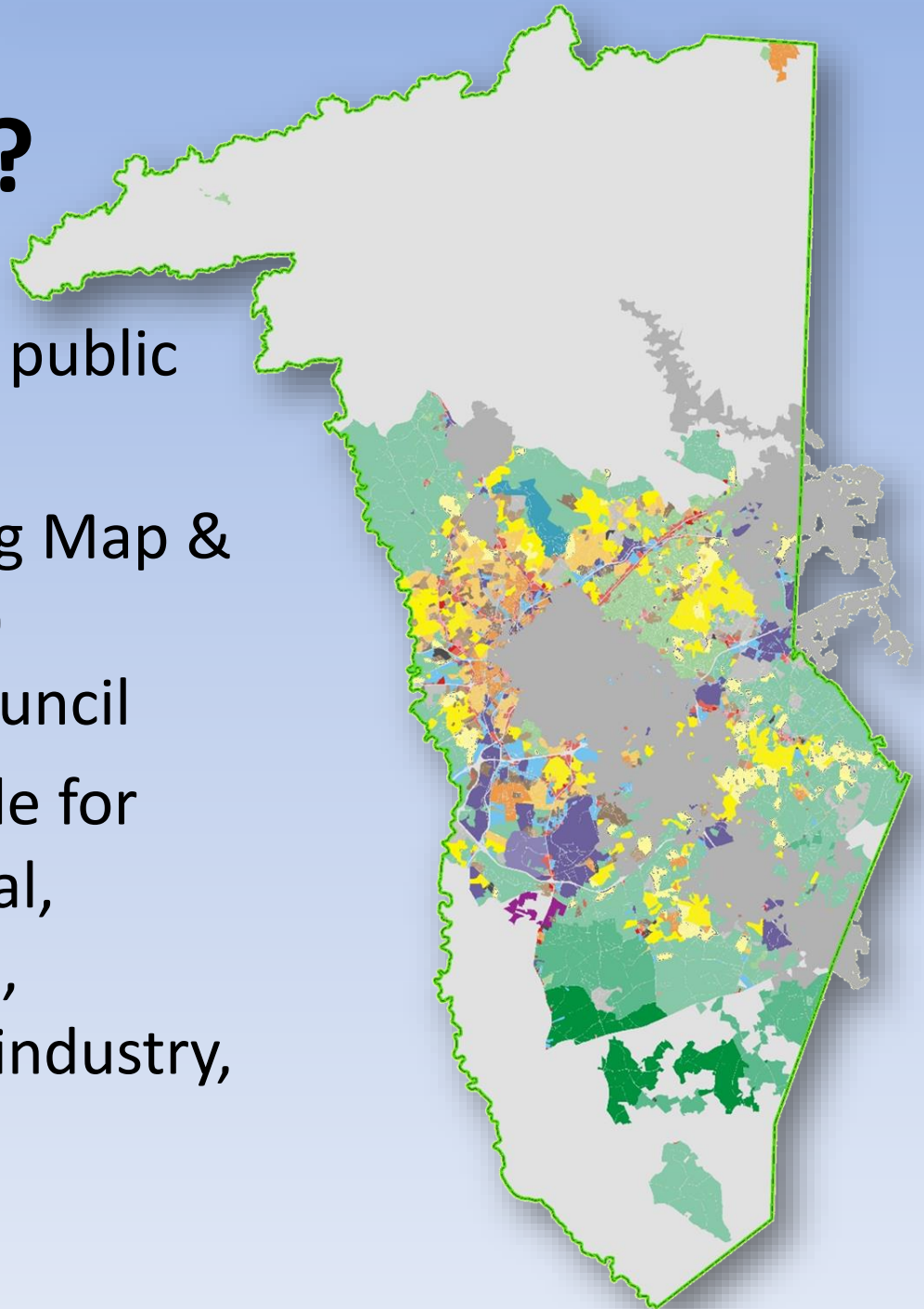
## Subdivisions 2000-2022

- 1 - 6
- 7 - 13
- 14 - 29
- 30 - 50
- 51 - 74
- 75 - 136
- 137 - 204
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# What is Zoning?

- Regulates land use for public health and safety
- Includes Official Zoning Map & Zoning Ordinance (ZO) adopted by County Council
- 49 districts that provide for single-family residential, multifamily residential, commercial, services, industry, or a mix of these uses



# How Zoning Works

- Zoning regulates which types of land uses are allowed in each zone
- The text defines the land uses and identifies where they are allowed
- The map shows where the zones are located in the county

Use	AG	R-R3	R-R1	R-S	R-20 - R-6	R - 20A	R-M2 - R-M20	R-MA	R-MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	BTD	ESD - PM
Group Care Home							SE	SE												
Group Homes	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>												C <sup>12</sup>
Nursing Care Facility										P	P		P	P	P	P				
Nursing Care in Home		SE	SE	SE	SE	SE	SE	SE	SE											
Catering Establishment														P	P	P				
Cemetery	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Church	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P			SE
Chickens		P	P	P	C <sup>29</sup>		C <sup>29</sup>	C <sup>29</sup>												
Clothing Alteration												P	P	P	P	P				
Columbaria		C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>				P	P	P	P				
Communication Towers	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P			
Community Center		C <sup>34</sup>	C <sup>34</sup>	C <sup>34</sup>	C <sup>34</sup>	C <sup>34</sup>	C <sup>34</sup>	C <sup>34</sup>	C <sup>34</sup>	P	P	P	P	P	P					C <sup>34</sup>
Concert Hall														P	P	P				
Dance Studio													P	P	P					
Data Centers																P	P	P	P	

# How Zoning Works

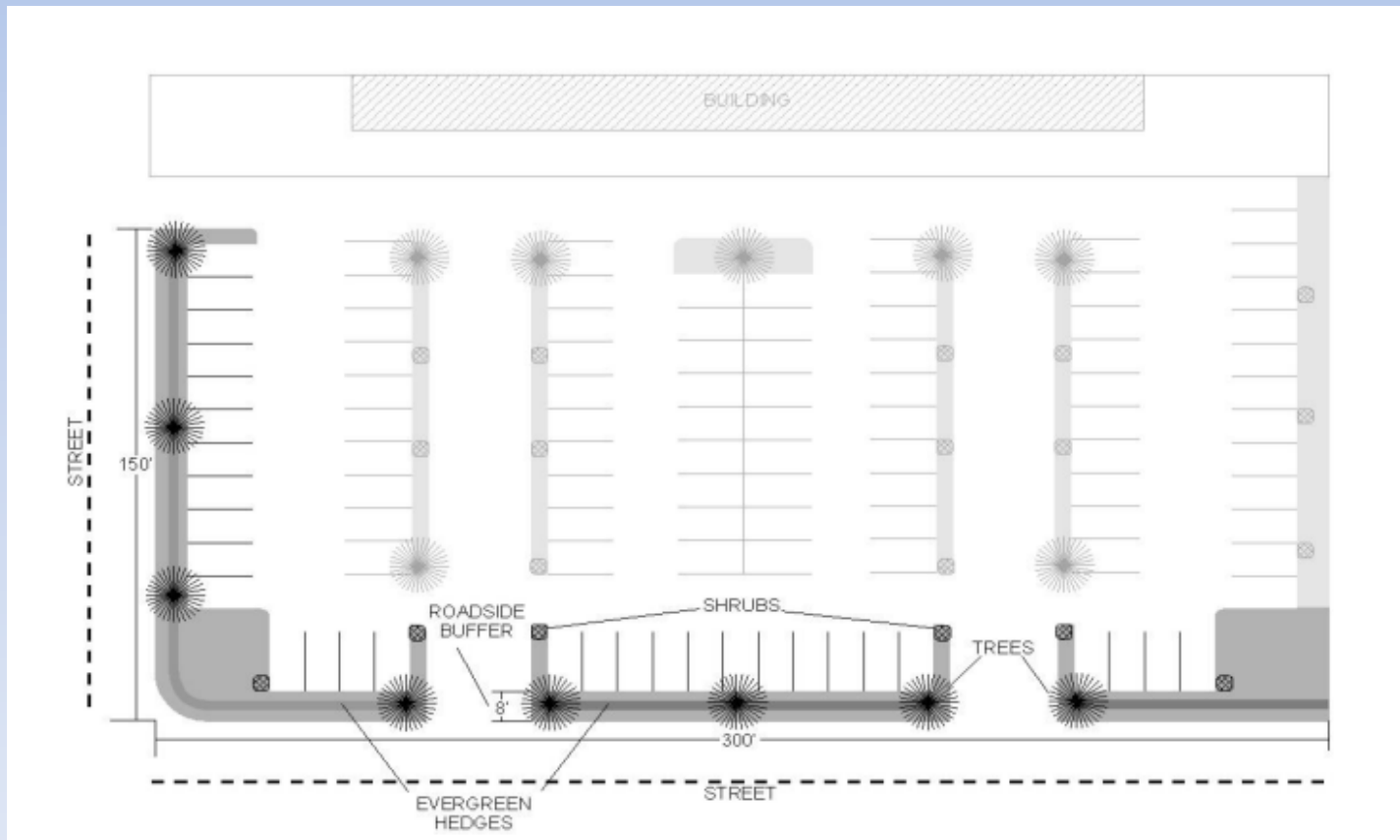
- Zoning regulates dimensions, such as minimum lot size and width, building height, lot coverage and setbacks.
- These dimensions vary based on zoning district

**Table 7.3 Setback/Height Requirements**

Table 7.3 Setback/Height Requirements					
District	Minimum Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
AG, Agricultural Preservation	100	75 (All Roads)	25 (75 for corner lots)	25	45 (Residential uses and structures)
RR-3 Rural Residential	150	30 Residential 40 Collector 50 Arterial	5	5	45
RR-1 Rural Residential	75	30 Residential 40 Collector 50 Arterial	5	5	45
R-S Residential Suburban	30	30 Residential 40 Collector 50 Arterial	5	5	45
R-20/ R-20A Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45
R-15 Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45

# How Zoning Works

- Zoning also regulates site elements such as landscaping and parking

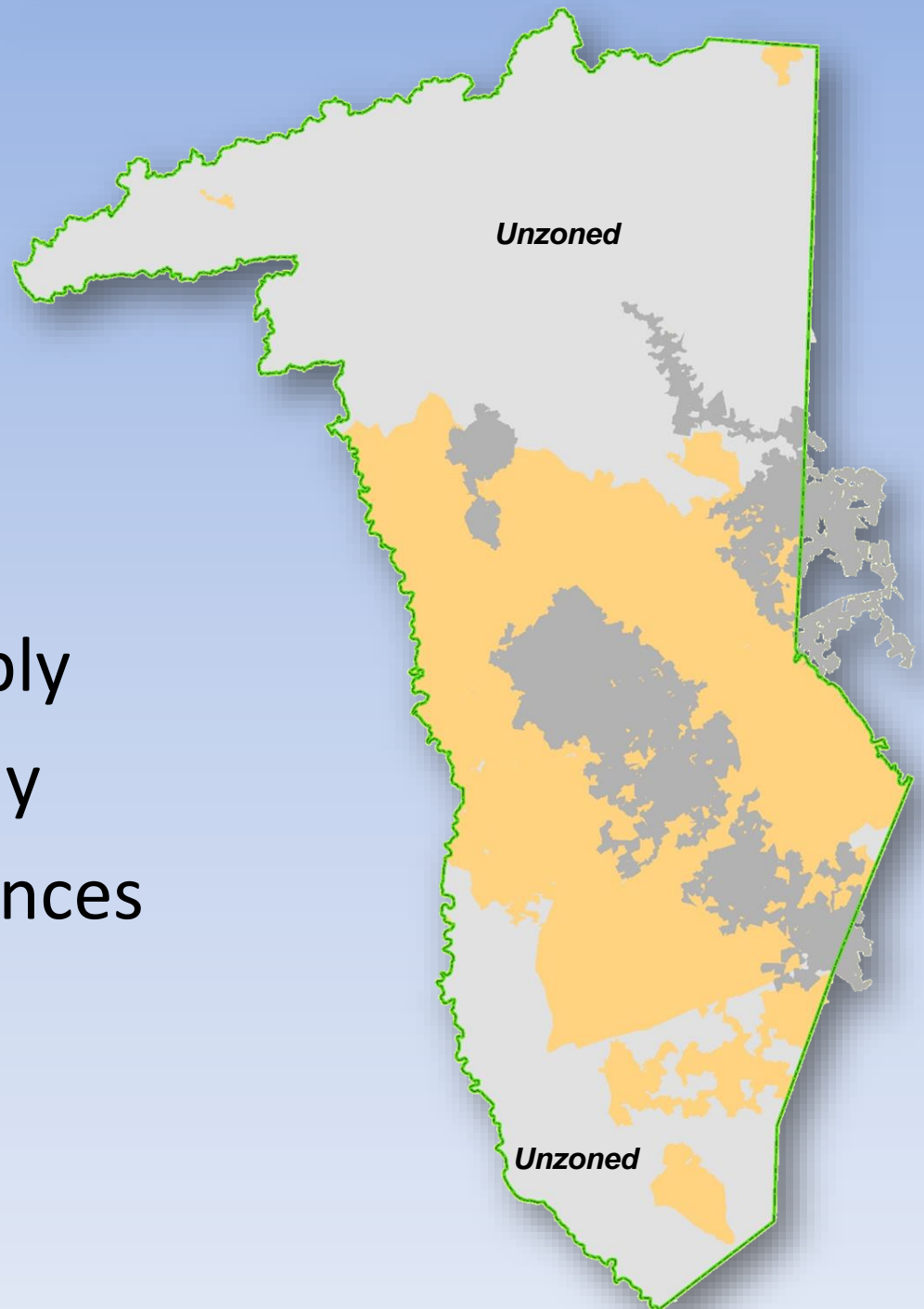


# How Zoning Works

- Zoning Administration and staff administer ZO
- Zoning text and map amendments may be amended by ordinance as adopted by council
- Some projects require review and approval by public boards, commissions, and council
- The public may participate in the ordinance and development review processes (public hearings)

# Unzoned Areas

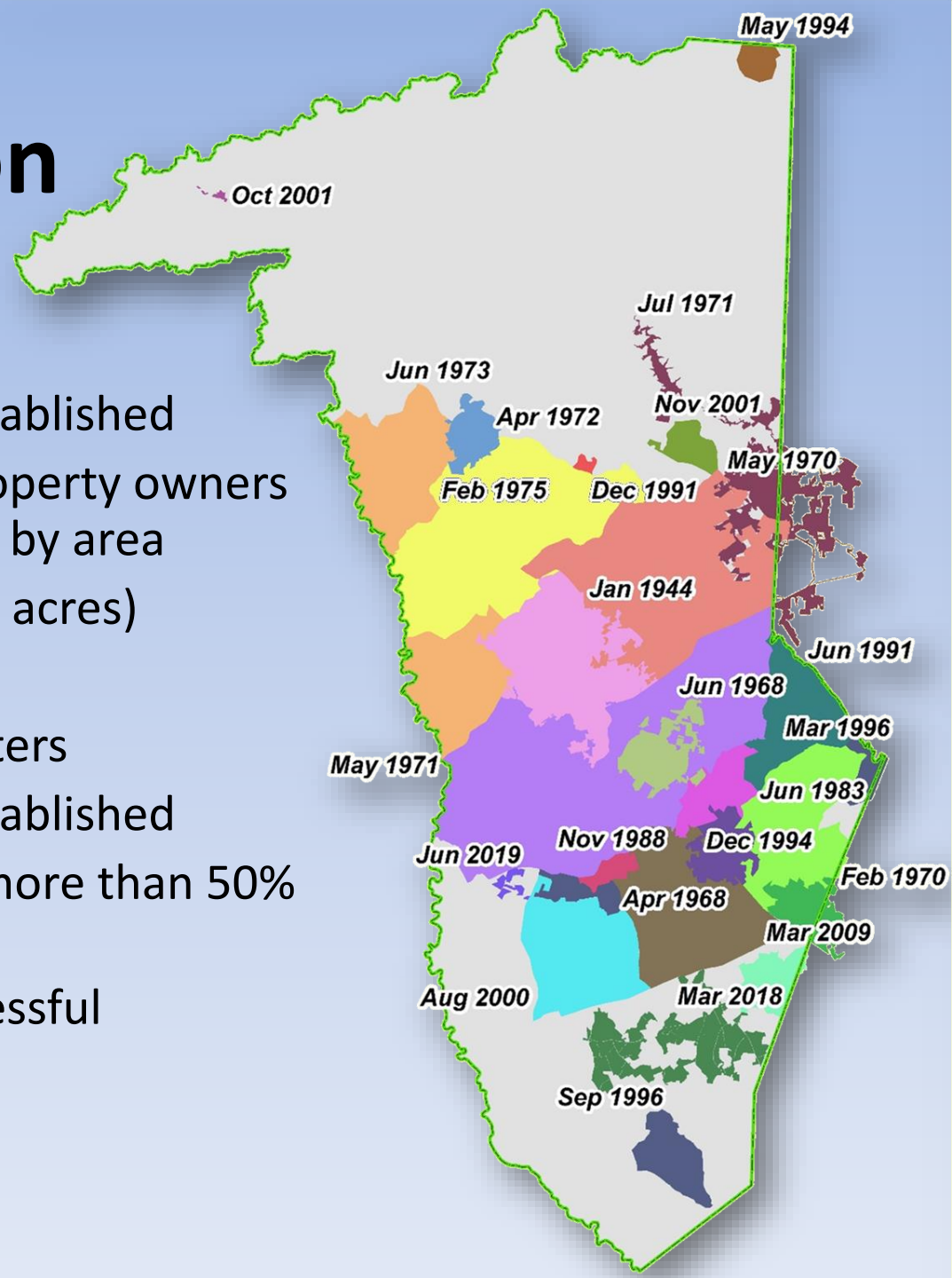
- Lack land use restrictions
- Land Development Regulations still apply
- Building Codes apply
- Stand Alone Ordinances
  - Sign Ordinance
  - Tree Ordinance
  - Junkyard Ordinance





# Zoning Initiation

- Petition
  - Application by > 25%
  - Boundaries and map established
  - Petition from 60% of property owners owning 60% of property by area
  - 1 sq. mi. minimum (640 acres)
- Referendum
  - Petition from 15% of voters
  - Boundaries and map established
  - Council considers with more than 50% favorable vote
  - Two year wait if unsuccessful
- Council Action



# Zoning Tradeoffs

## PROS

- Protects property values
- Prevents mixing incompatible land uses
- Gives a community control over its land uses, appearance, and quality of life
- Helps implement goals of community plans
- Guarantees light, air, and open space for new dev.

## CONS

- Requires that property owners relinquish some individual property rights for a common goal
- Limits expansions of existing land uses and structures that do not conform to new zoning standards
- May work against older or historic neighborhoods
- Can be inflexible

# Implications for Gowensville

- Development is coming, but not tomorrow
- Lack of zoning means we can't regulation density or land use
- 6,000 square foot minimum lot size per the LDR – not achievable without sewer
- Lack of sewer and water will dictate **actual** lot size – average size per septic is approximately 0.35 – 0.5 acres, depending on site conditions

# Discussion Framework

- Available planning tools
- Next steps
- Community Consensus/Direction