



HABERSHAM COUNTY
GEORGIA | Est. 1818

Unified Development Code

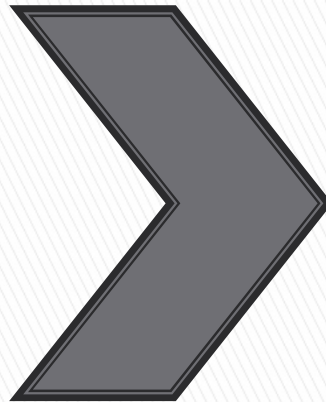
Board of Commissioners Retreat
February 13, 2025

Proposed Unified Development Code

- ▶ Zoning

- ▶ Subdivision

- ▶ Development Regulations




- ▶ Unified Development Code (UDC)


Current

Proposed

Process

- ▶ Analysis – Look at existing regulations, plans, best practices, stakeholder interviews, etc.
 - ▶ Draft new code – Develop/updated regulations
 - ▶ Comments – Present to Public, interested parties (developers, engineers, etc.), Planning Commission, Elected Officials
 - ▶ Adopt new Unified Development Code
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Where are we at?

- ▶ Staff has monthly meetings with CPL to review recommended changes
 - ▶ CPL prepared a survey to county residents
 - ▶ CPL and county staff worked a Fun Fest booth to solicit citizen input on desired growth patterns
 - ▶ Shared Current County Plans with CPL
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Monthly Meetings

- ▶ Met monthly and reviewed the following new articles:
 - 365 Corridor Overlay
 - Access Management – Previously approved by BOC and will be incorporated into later article
 - Parking Regulations – Try to reduce the parking
 - Amendment, Application, and Procedural Requirements
 - Landscaping and Buffers
 - Tree Ordinance

Survey to Residents

Habersham County - Unified Development Code Update

SURVEY RESULTS



29 Survey Responses

Demographics

WHAT IS YOUR AGE?



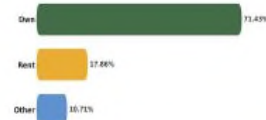
DO YOU LIVE IN HABERSHAM COUNTY?

79% of respondents live within Habersham County

2% live within incorporated cities in

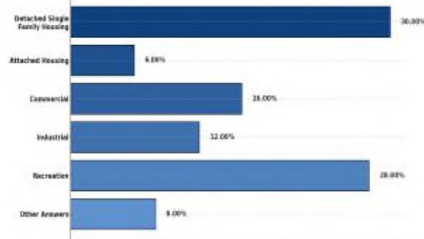
DO YOU OWN OR RENT YOUR HOME?

Majority of respondents **owned** their home.



Use

WHAT TYPE OF LAND USES SHOULD BE ADDED OR EXPANDED IN HABERSHAM COUNTY?



RESPONDENTS WERE ASKED WHAT ISSUES WERE IMPORTANT TO THEM



DO YOU CURRENTLY HAVE A PLAN TO BUILD AN ADU?

83% of respondents have **no plans** to build an ADU

17% of respondents **do plan** to build an ADU

IF YOU WERE TO BUILD AN ADU, WHAT WOULD BE ITS PRIMARY USE?

30% would use as rental properties

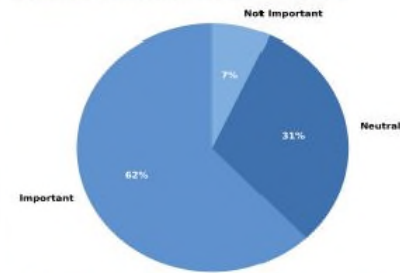
43% would use as family housing

10% would use as guest housing

7% would use as a home office

Landscape & Design

HOW IMPORTANT IS IT FOR NEW DEVELOPMENTS TO INCLUDE STREET TREES OR LANDSCAPING?



SHOULD THERE BE DESIGN GUIDELINES TO ENSURE NEW BUILDINGS COMPLEMENT EXISTING AREA CHARACTER?

69% of respondents believe there should be design guideline for new buildings that

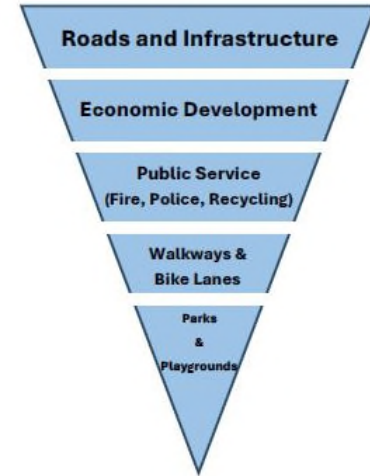
31% of respondents disagree with the notion of design guidelines.

Community Perspectives

IMPACT OF NEW HOUSING DEVELOPMENTS WHICH MOST CONCERN THE PUBLIC ARE:



AREAS WHICH RESPONDENTS FEEL MOST NEED IMPROVEMENT INCLUDE:




Fun Fest Booth



Existing County Plans

- ▶ Shared existing county plans with CPL:
 - Comprehensive Plan
 - 365 Corridor Assessment
 - Growth Management and Conservation Strategies – Georgia Tech
 - Partnership Habersham Economic Development Survey results
 - Parks & Recreation Survey results

Next Steps

- ▶ Stakeholder interviews – BOC, PC, real estate agents, engineers, surveyors
 - ▶ Continue Writing new code sections
 - ▶ Update zoning map
 - ▶ Review
 - ▶ Adoption
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Questions?