SALEM OVERLAY DISTRICT

BOC meeting: March 19, 2013

Agenda

- Public process
- A word on overlays
- Our guide
- What have we heard?
- How we are addressing feedback

Overlay Experience

- Clayton County

Overlay Experience

- Clayton County

Overlay Experience

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Overlay Experience

- Fayette County

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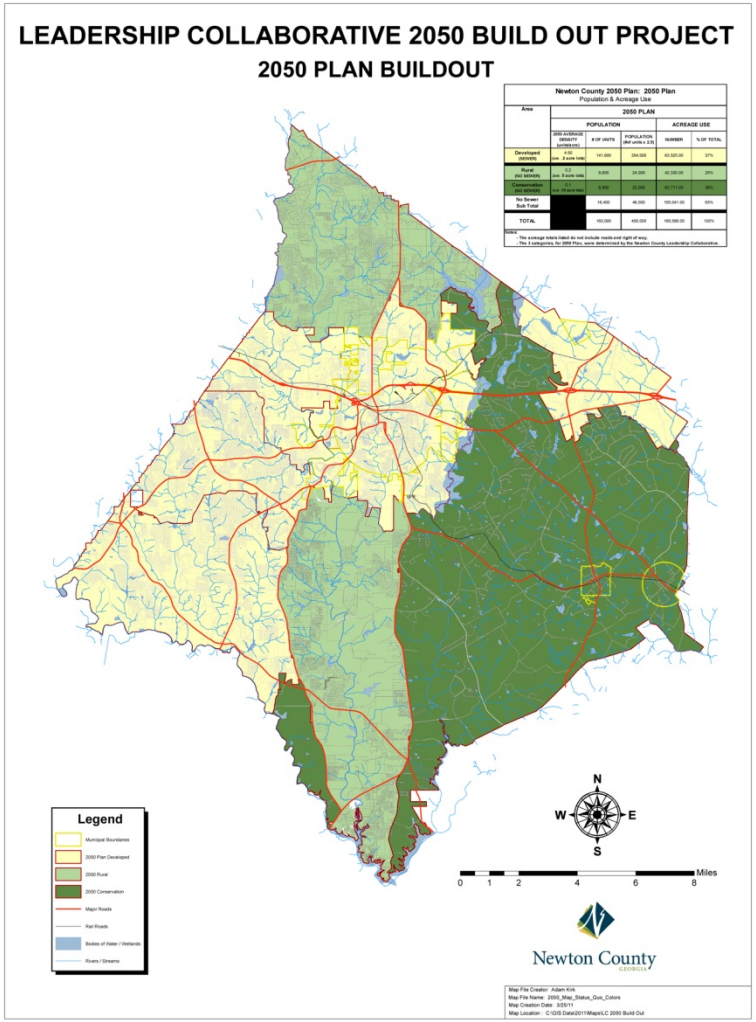
Overlays

- Not Newton's first overlay
  - Almon Overlay, 3/16/2010
  - Created at request of developers
- Salem
  - Influenced by Almon
  - Tailored to Salem community

Our Guide: Existing Plans

- Current Comprehensive Plan
- 2050 plan is a living plan
- Detailed analysis of growth in Newton
- Focus growth in compact communities (Salem is one of 5)
- Preserve rural character
- 4 main principles
  - Protect clean water
  - Create communities
  - Create corridors
  - Coordinate public investment



Public Process

- Initial stakeholder meeting – 5/8/12
- Review strategy statement with stakeholders – 6/12/12
- Public meeting- 6/21/12
- Business forum 8/16/12
- Draft overlay review with stakeholders – 10/18/12
- Next draft overlay review with stakeholders – 10/30/12
- Draft overlay presentation to public – 11/8/12
- Planning Commission/BOC work session – 11/19/12
- Planning Commission hearing – 11/27/12
- Gather feedback from public on ordinance– 12/17/12
- Developer's focus group – 1/24/13
- Gather additional public feedback – 1/31/13
- Gather feedback from public on changes to draft – 2/21/13
- BOC work session – 3/5/13
- BOC consideration– 3/19/13

What We Heard from Residents

- Road widening
- Protect existing single family neighborhoods
- Preserve historic campground area
- Protect greenspace
- Focus on mixed-Use
- Easy access & interconnectivity
- Attractive development
- Reasonable signage
- Participation in development decisions
- Ability to change tier
- Tier 1 density

Road Widening

- Road widening controlled by GDOT
- Under current schedule construction starts in 2018
- Development will not wait for widening
- Suggested an alternative alignment
- Lowered tiers around alignment
- Revisit overlay once road plans are finalized

Protect existing neighborhoods

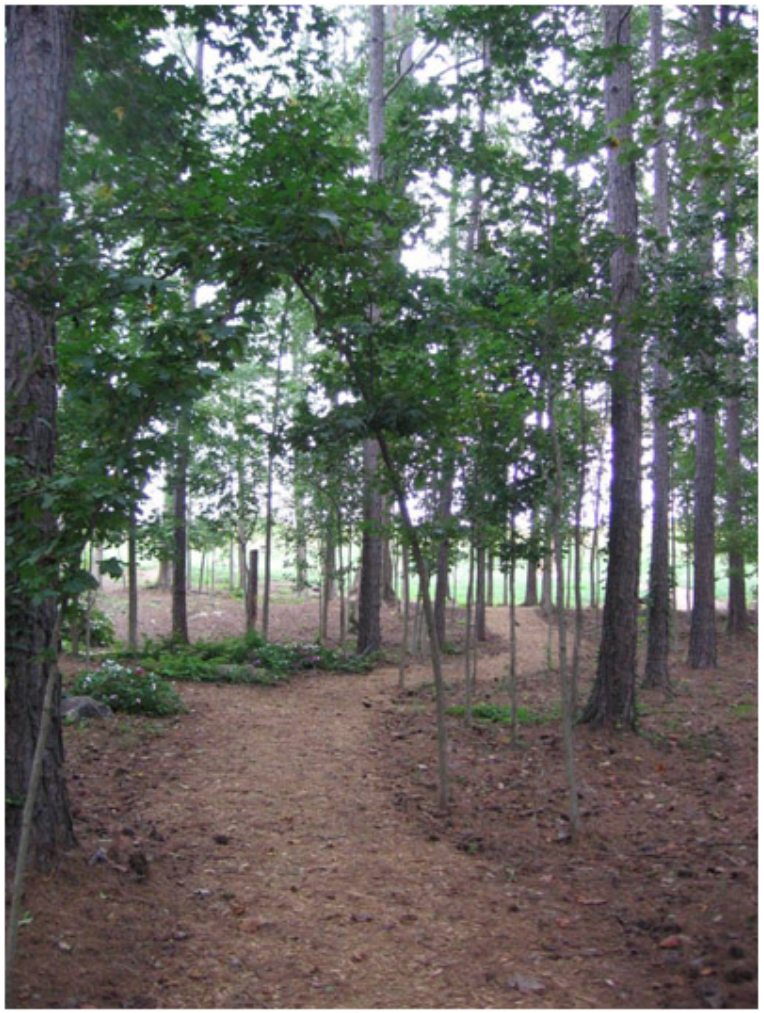
- No changes to existing detached single family property
- Subdivisions stay as they are
- Strengthened buffers between residential and commercial uses

Preserve historic Campground area

- Establishes historic district
- Maintains current uses on site
- Creates rigorous buffers

Protecting Greenspace

- Development requires some open space
  - Congregating areas
  - Paths
  - Ponds
- Enhanced common areas
  - Green
  - Squares
  - Enhanced sidewalk



Tier 1 Lots

- Not ready to embrace ¼ acre lots
- Increased to 1/3 acre lots
- Removed multi-family
- Townhomes require a rezoning, allows¼ acre lots
- Open space in new subdivisions

What We heard From Developers

- Remove mixed use requirement
- Revisit town center area
- Allow parking in front
- Architectural requirement changes
  - Reduce window requirement
  - Allow gas pumps and drive-throughs in front

Remove mixed-use requirement

- Mixed-use is no longer required in commercial tiers
- Underlying zoning use remains the same
  - Rezoning to change
- Mixed-use is allowed without rezoning
  - Incentivized
- All new development follows design standards

Expansion of Town Center

- Brown Bridge/Salem remains Town Center
- Kirkland/Salem added as Town Center
- Larger parcels available
- Increases likelihood of town center style development

Parking in Front

- Before parking lots on side or rear
- Now: 2 rows of parking allowed in front

Architectural Requirement Changes

- Gas pumps/drive-throughs now allowed on front with pedestrian access
  - Canopy standards
- Commercial window requirements reduced to 60% along main frontage

Popular Aspects

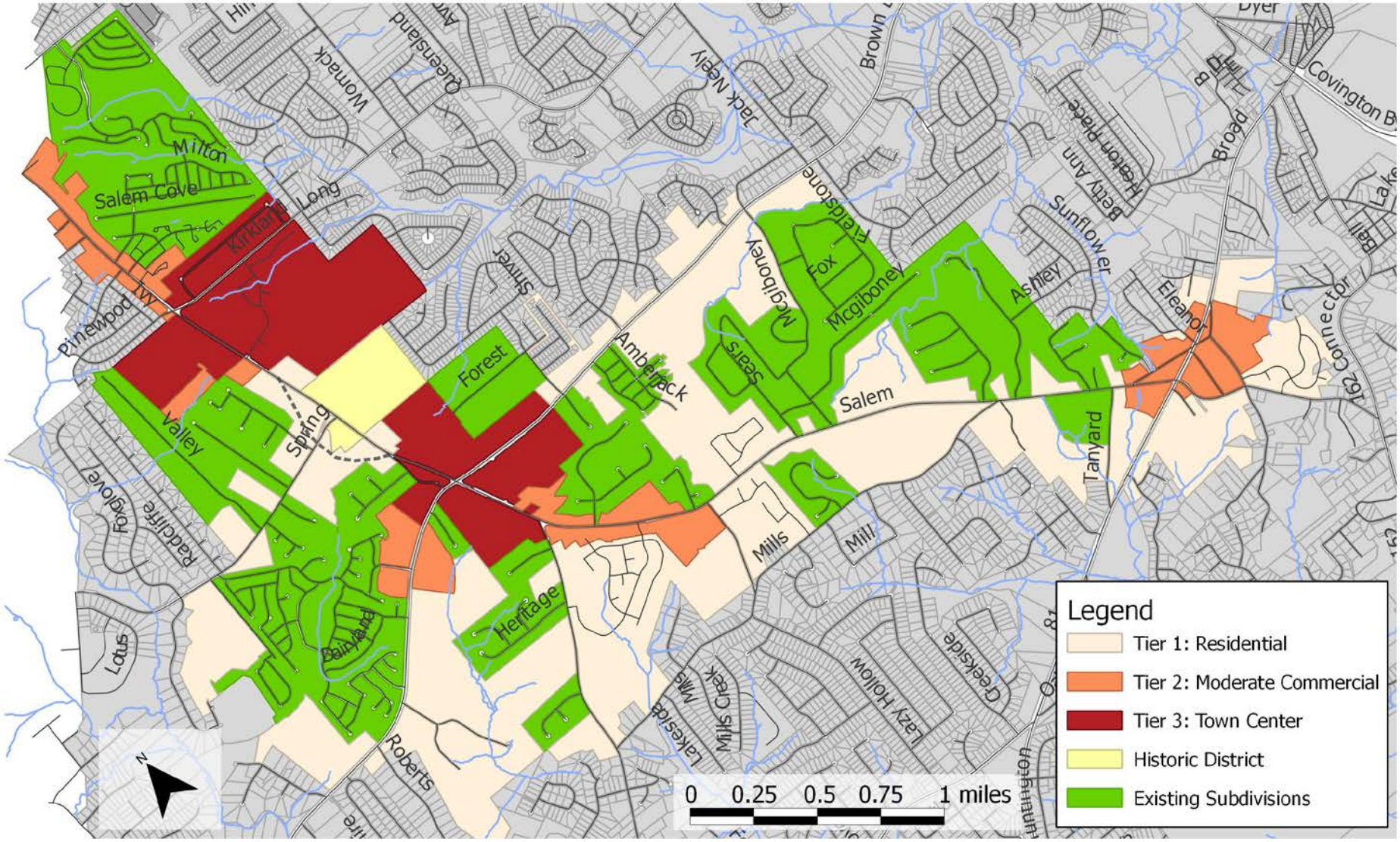
- Attractive development
  - Durable building materials
  - Design standards
  - Landscaping
- Shared access and street connections
- Sidewalks and streetscapes
- Greenspace

Proposed Tier 1: Residential

Proposed Tiers 2&3

Proposed Tier: Historic District

Proposed Tiers



Question & Answer