
PUBLIC MEETING: DEVELOPMENT IN MAULDIN

SEPTEMBER 27, 2018



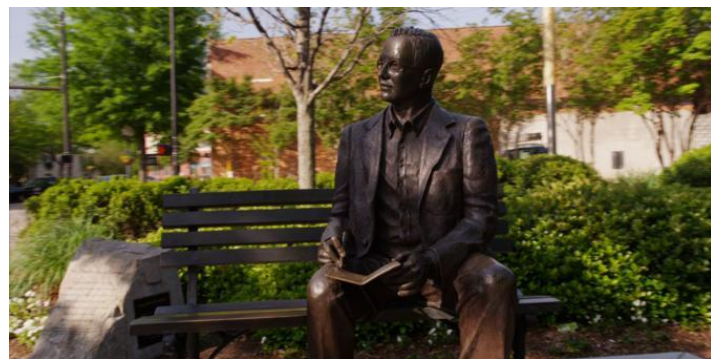


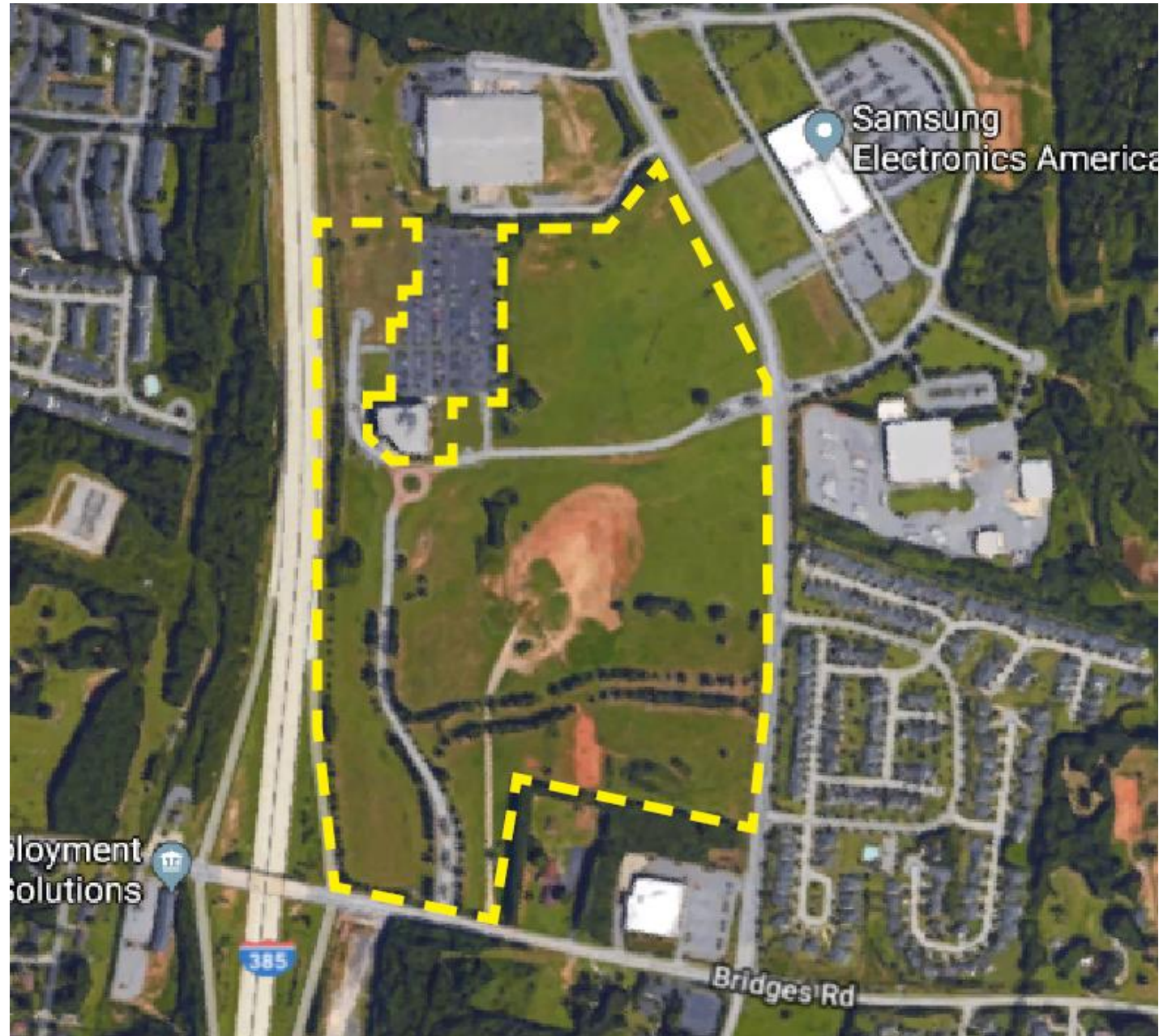
WHO WE ARE





PLACEMAKERS





PURPOSE
OF THIS
MEETING:
ZONING
REQUEST
CHANGE FROM
S1 TO UVD

CURRENT ZONING: S1 (SERVICE DISTRICT)

- Based on land use
- Established to provide a transition between commercial and industrial districts by allowing:
 1. Commercial uses which are service related
 2. Commercial uses which sell merchandise which requires storage in warehouses or outdoor areas
 3. Light industries

CURRENT ZONING: S1 (SERVICE DISTRICT)

Examples of permitted uses in S1 include:

- HVAC Sales and Service
- Ambulance Service
- Animal Shelters
- Assisted Living facilities
- Auto Body Shop
- Auto Service Station
- Building Material Sales and Storage
- Crematorium and Funeral Home
- Golf Courses
- Machine Shop
- Offices
- Restaurants
- Self-service Storage Facility
- Service Station
- Wholesaling and Warehousing

Uses permitted by Special Exception:

- Adult oriented entertainment establishments
- Auditorium
- Cemetery
- Correction institution
- Hospital
- Manufacturing
- Trash terminals

CURRENT ZONING: S1 (SERVICE DISTRICT)

- In a S1 (Service District), there are relatively few restrictions or requirements regarding setbacks, screening, parking, landscaping or building types

REQUEST TO CHANGE TO UVD ZONING

UVD (URBAN VILLAGE DISTRICT)

NEW ZONING: UVD (URBAN VILLAGE DISTRICT)

- Form-Based Zoning – regulates land development by using physical form rather than separation of uses
- The Urban Village District is designed to permit the development of land in a manner consistent with the historic and timeless principles of **placemaking**.
- An Urban Village combines **commercial, civic and residential** uses in a **compact, walkable setting**.
- Urban Villages feature a **highly interconnected** street network and massing appropriate to create a public realm built on a human scale.

NEW ZONING: UVD (URBAN VILLAGE DISTRICT)

- Urban Villages accomplish the following purposes:
 - A. Promote a diverse mix of business, commercial, office, residential, institutional, educational, cultural, and entertainment activities for workers, visitors, and residents.
 - B. Emphasize safe and convenient access to shopping, restaurants, employment centers, entertainment venues, and other essential services to pedestrians, bicyclists, transit riders, motorists, and people with disabilities.
 - C. Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.
 - D. Create a sense of place that represents a unique, attractive, and memorable destination for visitors and residents.
 - E. Enhance the community's character through the promotion of high-quality, urban design.
 - F. Create a feeling of vitality in order to attract private investment, invigorate civic pride, and enhance the tax base.

NEW ZONING: UVD (URBAN VILLAGE DISTRICT)

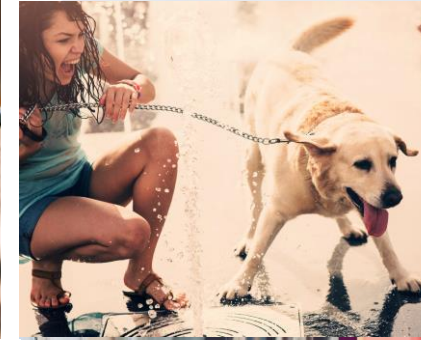
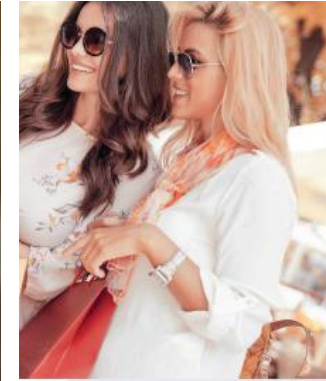
- The design and arrangement of thoroughfares, civic spaces, and building types is critical to accomplishing the intent of the Urban Village District.
- The ordinance sets standards for:
 1. Thoroughfares
 2. Civic spaces
 3. Frontage design
 4. Building design
 5. Signage



BRIDGEWAY STATION

WHAT WE AIM TO ACCOMPLISH WITH UVD ZONING





*A true mixed-use district,
a true sense of place...*



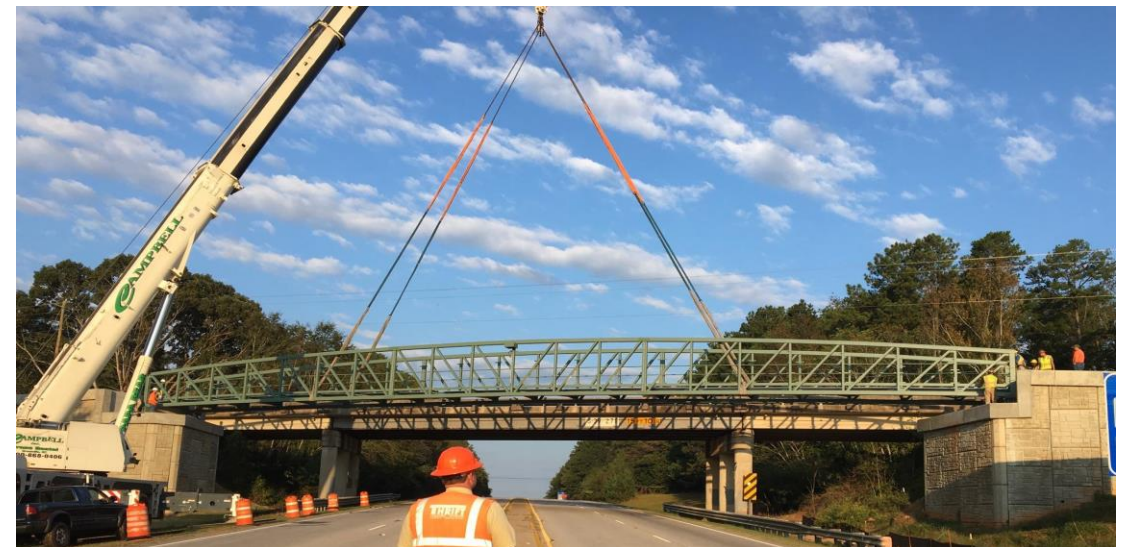
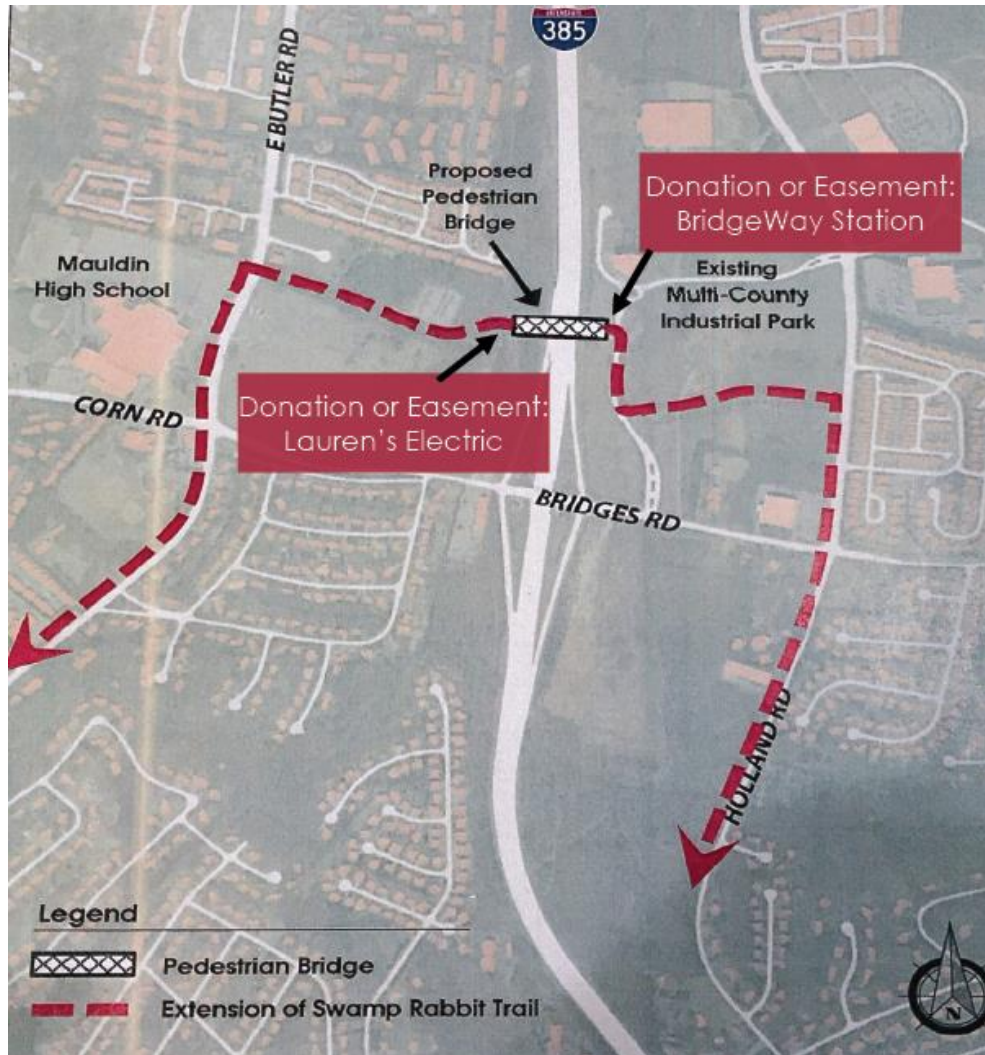


...promoting health and well-being by encouraging physical activity, alternative transportation, and greater social interaction





CONNECTING THE SWAMP RABBIT TRAIL



EMPHASIZING SAFE AND CONVENIENT ACCESS



COMMERCIAL, CIVIC
AND RESIDENTIAL USES



Legend

- Civic
- Entertainment
- Health Club
- Hotel
- Market
- Office
- Parking
- Retail
- Residential



QUESTIONS?

