

Proposal

Loganville, GA

The team of ZoneCo and Pond has Georgia and Gwinnett County project experience and national zoning acumen. Both teams have worked within the region. ZoneCo specializes in zoning code consulting and they exist at the intersection of law, planning, and design. Pond has a deep bench of professionals with a range of expertise available to this team at all times. We are the right team for this project.

Valid Through: 7/18/2026

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Experience and Qualifications



Dear Hiring Committee,

The experienced team of ZoneCo and Pond is pleased to provide this proposal to the City of Loganville to rewrite the Zoning Ordinance. ZoneCo and our national-caliber code writers have extensive experience writing and replacing outdated and piecemeal updated codes with clear, consistent, user-friendly, innovative, and defensible codes that advance your community's vision.

Pond is familiar with Georgia Zoning Procedures Law. They have worked extensively in Gwinnett County and in 2022, they developed the County's Comprehensive Housing Study. ZoneCo has completed work broadly in Georgia, and they updated the Dunwoody Sign Code in 2022.

ZoneCo is a mission-driven, multi-disciplinary team of trusted national zoning code writers that includes planners, lawyers, historic preservationists, environmental planners, architects, and urban designers – all with extensive local government experience. ZoneCo exists at the intersection of planning, law, and design. Our staff understands at a fundamental level the challenges that can arise from inconsistencies or dated standards because we have all been in your shoes as former zoning code administrators. Not only do we have former zoning administrators on our team, there are several former public sector leaders. They oversaw building departments, plans examiners, enforcement, permitting, and all of the other facets of land use regulation that must be understood in a nuanced way to effectively update a zoning ordinance.

We have worked in a broad spectrum of communities, including cities that have experienced rapid growth and housing pressures. We have worked in many communities trying to balance growth and innovation while maintaining the character that the community cherishes. Pond has also updated development codes and can provide a quality control service, while also assisting with engagement, mapping, and reviewing for compliance with State and County policies.

Like many communities, Loganville has an outdated code that is no longer reflecting the community vision or effectively addressing the community's growth. Through this request for proposals, the City has taken an important first step in modernizing City codes and processes. We appreciate the opportunity to bring a multi-disciplinary team of professionals to assist the City with this important project.

Thank you for your time and consideration.

Sincerely,



Sean S. Suder, Esq.,
LEED AP Lead Principal/Founder

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ssuder@thezoneco.com
www.thezoneco.com

Important Notice

Although some of our professionals are also attorneys who may be separately engaged to provide legal representation in states where we are licensed to practice law, we are not a law firm and ZoneCo does not provide legal representation or services and is not engaged in the practice of law in any jurisdiction. Engaging ZoneCo does not form an attorney-client relationship and, as such, the protections of the attorney-client relationship do not apply. If you wish to create an attorney-client relationship, you are encouraged to contact counsel of your choosing.

WORK PLAN AND TECHNICAL APPROACH

**Our team will tailor the following approach to meet the City's needs.*

+ PROJECT INITIATION & ORIENTATION (MONTH 1)

Kick-Off Meeting (in-person). We will initiate the project with a kick-off meeting. At the kick-off, we will review project goals, timeline, work approach, communication preferences, and the City's adoption process. Having full clarity around the adoption requirements up front will allow us to "walk back" deliverable due dates so that we can have the new Zoning Ordinance adopted within the desired timeline.

By way of a walking and driving tour, we will observe development patterns and natural features of the City.

We will review the composition of the project's Steering Committee, if any.

Plan/Data Review. We will undertake a robust review of existing planning documents, including the existing codes, Comprehensive Plan, and the other relevant plans and documents listed in the RFQ. If possible, the City should provide an inventory of decisions for planning relief applications.

Staff Feedback Form. We will distribute a feedback form to the City's professional planning and zoning staff to elicit information on those areas of the Zoning Ordinance that most need change or revision.

Online Project Presence. This project should have an online presence, which will act as a repository for deliverables, engagement dates, project updates, and provide a means of submitting feedback electronically throughout the course of the project.

Early Start Zoning Ordinance Drafting. Discuss which sections of the Zoning Ordinance that the consultant team can start drafting earlier in the process than other sections, usually during the Calibrate module (usually administrative sections, so there is ample time to review and discuss any process changes).

+ MODULE 1: DIAGNOSE (MONTHS 2-3)

Zoning Ordinance Diagnostic Review and Report. We will review current planning practices and draft a report that outlines how the current zoning and land development provisions compare to the recommendations within the Comprehensive Plan. Our review and analysis will also review variances and applications for planning relief that are frequently sought and granted, which could indicate opportunities for streamlining the new Zoning Ordinance. We will furthermore review how zoning standards align with the actual built form in the City.

Draft Table of Contents and Revised Zoning Districts.

A draft annotated Table of Contents and list of zoning districts and draft map (the amount of change to zoning district composition is not known at this time) for the new Zoning Ordinance will be provided alongside the Diagnostic Report for review.

Any updated Zoning Districts will be developed through our thorough review of the Comprehensive Plan, our review of the existing codes, and our understanding of City development patterns (drawing most heavily from the Plan).

We will outline our methodology for the code update within a memo that will accompany the Diagnostic Report.

Diagnostic Report and Executive Summary of Methodology, Approach to Zoning Ordinance Updates.

A draft of the report will be presented to City staff in a virtual meeting. Comments from the session will be gathered, and appropriate changes to the report will be made.

Final Presentation of Diagnostic Report/Executive Summary. A final draft of the report will be presented to public officials in a virtual joint working session (which would be open to the public).

Deliverable: The Diagnostic Report with recommended updates/approaches for the update will be provided to the City, an annotated zoning ordinance outline/table of contents, and a draft zoning map.

Meetings: Virtual meeting with public officials to review Executive Summary.

+ MODULE 2: CALIBRATE (MONTHS 3-6)

Base Regulations. Before any drafting begins, we will develop an inventory of existing use and development standards. We will then calibrate, adjust, or revise standards within the updated list of zones and districts. Communities appreciate viewing how standards will be changing alongside what currently exists. This provides context for reviewing the proposed changes.

Revising development, form, and use standards is a collaborative and iterative process. We will integrate public engagement in innovative ways that makes zoning accessible for the community.

Public Engagement. We will seek feedback on proposed zoning solutions from the public, producing materials to engage the public around Zoning Ordinance updates, and communicate the justification for any changes proposed.

Deliverable: Calibration tables

Meetings: Public workshop to review proposed changes/calibration, and two virtual meetings with any/ some of the following: Public Officials, focus groups, Steering Committee, or community organizations.

+ MODULE 3: CODIFY (MONTHS 7-13)

Zoning Ordinance Language. During the codify module, we will take the updated standards and draft the new text of the Zoning Ordinance, ensuring coordination between the zoning and subdivision standards. ZoneCo will finalize the graphics, and make sure the layout and organization flows well. We will provide a version to staff for initial comments.

Legal Review and Consistency Analysis. We will ensure consistency with the broader municipal code, case law, and Pond will ensure that all new language and provisions are consistent with State Statutes.

First Draft & Public Review Draft. When City staff has reviewed all sections, we will have the first draft ready for public review. We will work with staff to coordinate the public forum to review the sections. We will integrate feedback received into the next draft of the document.

Final Draft. A public review draft will garner additional comments, after which we will produce a final draft of the Zoning Ordinance.

Executive Summary Report. We will develop an executive summary describing recommendations alongside a supporting document describing the process, meeting attendance, and stakeholder interviews.

Deliverables: Three Zoning Ordinance Drafts: Internal Review Draft, Public Review Draft, Final Adoption Draft, Executive Summary Report, Final Zoning Map

Meetings: Working group meeting (virtual), and Public Workshop

MODULE 4: ADOPT AND IMPLEMENTATION (MONTHS 13+)

Meetings: Attend two adoption meetings in person, others virtually.

Staff Training: Our team will provide resources to the City staff to assist with implementation through a start-up period not exceeding three months.

Transfer of Files and Zoning Ordinance Copies. Once the Zoning Ordinance is adopted, electronic files and paper copies will be delivered to City staff.

Deliverables: Adopted Zoning Ordinance and Municipal code documents.

PROPOSED COST

The work approach above describes all tasks in detail. Although we have assigned an estimated number of hours to each task, the total estimated cost and hours for each module are listed below:

Module	Estimated Staff Hours	Cost
Project Kick-Off	34	\$6,460
Diagnostic Module	116	\$21,850
Calibration Module	168	\$31,920
Codification Module	350	\$66,500
Project Total	668	\$126,730

WE ARE ZONECO



The Intersection of Planning + Design + Law

+ About ZoneCo

The importance and complexity of zoning policy inspired the founding of ZoneCo, LLC in 2020. Zoning code consulting is our core service. We are focused and passionate, and we strive to help communities be more vibrant, resilient, equitable, and sustainable places through land use policy. We believe that zoning should facilitate a community's desired outcomes, not serve as a barrier to development and placemaking.

We craft clear consistent, user-friendly, equitable, and defensible zoning codes that remove barriers and achieve desired outcomes.

+ About Our Team

Our team is multi-disciplinary, which reflects our belief that land use planning and zoning should integrate expertise from various disciplines. Our personable, professional staff collectively have skills in planning, zoning, urban design, historic preservation, environmental science, mapping, architecture, real estate, public finance, public engagement, graphic design, and project management. Several of our staff members have land use law experience.

All ZoneCo professionals have public sector experience. We understand the complexities of administering a zoning code, which helps us to better understand our clients and their challenges.

Consulting Services +

- Zoning Codes
- Subdivision Codes
- Sign Ordinances
- Historic Ordinances
- Zoning Diagnostics
- Equity Zoning Audits
- Board & Commission Training
- Code Graphics
- Public Engagement
- Coastal Zoning
- Form-Based Codes
- Design Standards
- On-Call Planning & Zoning Services
- Land Use Planning & Long Range Plans
- Planning Approvals

Where We've Worked +

Alabama	Maryland	Pennsylvania
Connecticut	Massachusetts	South Carolina
Florida	Minnesota	Tennessee
Georgia	Mississippi	Vermont
Illinois	Montana	Virginia
Indiana	New York	Wisconsin
Kentucky	Ohio	

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INSURANCE REQUIREMENTS
Our firm holds a policy that meets insurance requirements listed

FIRM PROFILE

Pond, founded in 1965, is a progressive, full-service architecture, engineering, planning, and construction firm serving government, corporate and private sector clients throughout the U.S. and globally. With more than 800 employees, we are an award-winning firm with a solid reputation for excellence in design innovation, service quality, and client satisfaction. We are unique in that we offer leading-edge consulting solutions to help clients manage projects from concept to completion—and everything in between—with confidence and clarity. Our full-service capabilities and dedication to service offer clients the experience, expertise, and responsiveness that make us leaders in the industry. Our management philosophy links economic development, public engagement, and the physical realm. This helps us bridge the gap from vision to reality and help communities realize implementation.

At Pond, we are proud of our diversity of skills, staff, and experiences, especially our long history of planning, design, and construction projects throughout the metro Atlanta region. The PLACE Team (Planning, Landscape Architecture, Civil Engineering) at Pond has long had a focus on celebrating the public realm.

Community Engagement Philosophy

In any public project, successful consensus-building among stakeholders hinges on a robust public engagement strategy. We recognize the importance of soliciting input from a diverse range of voices and reaching out to a broad audience. Our project approach revolves around meaningful community engagement. Our coordinated strategy prioritizes inclusivity and transparency, ensuring that key stakeholders are involved at critical junctures throughout the project timeline. Community engagement isn't just an add-on; it's woven into the fabric of our planning process.

For the Pond team, community engagement is a collaborative effort integrated into our process. We are committed to a fun, engaging, and informative approach that aligns with the City's goals for this contract and integrates seamlessly with the technical aspects of the work. We have a strong track record of applying creative tactics to collect meaningful community input and build support for implementation.

Dekalb County Zoning Ordinance & GIS Parcel Database (2017)

Services Performed by Pond include the following: Zoning Ordinance Re-write, Comprehensive Plan Recommendations, Integrated Form-based & Development Standards, Incentive Based, User-Friendly Zoning Format, Public Participation, Market Based Research, Creation of New Zoning GIS Database



ZONING/UDO COUNTIES

DeKalb
Gwinnett
Rabun
Clayton
Glynn
Hall

COMP PLAN COUNTIES

Gwinnett
Forsyth
Coweta
Cherokee
Spalding
Pickens SC
Cities
Johns Creek
Roswell
Dunwoody
Peachtree Corners
Lawrenceville
East Point
Avondale Estates
Chamblee
Woodstock
Guyton
Winder
Stockbridge

CITIES

Winder
Clarkston
Johns Creek
Lawrenceville
Brookhaven
Doraville
Decatur
Milton
East Point
Snellville
Roswell

Our team has completed multiple Comprehensive Plans or Zoning Codes in 8 Counties and 16 cities around Atlanta Metro, majority within Dekalb County boundaries.



NOLAN NICAISE

PROJECT MANAGER, DIRECTOR OF INNOVATION, AICP (Ohio)

About

Nolan is an urban planning, environmental science, and policy professional. He has worked as a planner, scientist, environmental policy specialist, higher education program administrator, lecturer, consultant, research assistant, and leader.

He holds an MA degree in Urban and Environmental Policy and Planning from Tufts University and a BS degree in Biology from the University of Dayton, where he focused on water science.

Education

MA, Urban and Environmental Policy
Tufts University

BS, Biology, Summa Cum Laude
University of Dayton

Professional Associations

Congress for the New Urbanism

Indiana Sustainability Development Network

Urban Land Institute

Past Experience

ZoneCo

Urban & Environmental Planner (2020-Present)

Nolan combines real-world planning experience with a depth of knowledge about environmental policy. Additionally, Nolan has excellent composition, mapping, and long-range planning acumen. He has a range of experience across the Midwest, including public sector experience, which means he understands the complexity of administering a zoning code.

Planning and Development Services of Kenton County Planner (2020)

Prior to joining ZoneCo, Nolan received public sector experience in Kenton County, Kentucky. He was engaged in a variety of planning activities for smaller municipalities within Kenton County, including zoning administration, mapping, and long-range planning.

Parsons Corporation

Planner & Environmental Scientist, (2017-2019)

Nolan evaluated environmental impacts of proposed pipeline construction projects, coordinate with local, state, and federal officials to determine environmental permitting requirements, prepare and submit permit applications to governmental agencies, and inspect construction sites to ensure compliance.

He specialized in stormwater regulations and site design (stormwater pollution prevention plans, as part of the National Pollutant Discharge Elimination System), threatened and endangered species protections, and dredge and fill activity permitting (Clean Water Act Section 404).

Nolan provided scientific monitoring support for environmental remediation sites, such as oil terminals and industrial landfills. He regularly coordinated with state environmental protection agencies, state departments of natural resources, local soil and water conservation districts, and the US Army Corps of Engineers.

Relevant Project Experience

- Portsmouth, OH: Full Zoning Code Re-write
- Barberton, OH: Full Zoning Code Re-write
- Purcellville, VA: Full Zoning Code Re-write
- Huntsville, AL: Full Zoning Code Re-write
- Springfield, OH: Full Zoning Code Re-write
- Lafayette, CO: Full Zoning Code Re-write
- Garfield Heights, OH: Full Zoning Code Re-write
- Charles County, MD: Full Zoning Code Re-write
- Stow, OH: Zoning Diagnostic Report
- Bowling Green, OH: Zoning Code Re-Write
- Sidney, Ohio: Full Code Re-write
- Vienna, VA: Zoning And Subdivision Code Update
- Kent County, MD: Land Use Ordinance Update
- Plain City, OH: Zoning Code Update
- Gahanna, OH: Zoning Code Update



SEAN SUDER

PROJECT ADVISOR, FOUNDER (Ohio)

Past Experience

ZoneCo

Lead Principal and Founder (2016 - Present)

(Prior: Calfee Zoning, 2016-2020; Graydon Land Use Strategies, 2014-2016) Sean consults with communities of all sizes on crafting zoning regulations that are consistent, clear, usable and defensible. As an experienced private sector land use lawyer with extensive local government experience, Sean brings a unique perspective and experience to zoning codes.

City of Cincinnati

Chief Counsel, Land Use and Planning (2010-2014)

As Chief Counsel for Land Use and Planning for the City of Cincinnati, Sean worked with a team of city staff, consultants, elected officials, and citizens to develop legally defensible zoning and land use regulations that reduced regulatory risk to property owners, increased certainty for the community, and reduced litigation risk and expense for the city. Sean served as lead counsel for Cincinnati's Historic Preservation Code (Winner of the 2012 Cincinnati Preservation Award), Cincinnati Land Development Code, which includes the City's first stream corridor protection overlay district, and Cincinnati Form-Based Code (Winner of CNU 22 Award), all of which was funded by a 2010 HUD Sustainable Communities Challenge Grant.

Adjunct Professor/Speaker/Author

Sean has served as an Adjunct Professor of Land Use Law at the University of Cincinnati College of Law and has spoken at planning conferences across the country.

About

As a city planner and lawyer who has worked in both the private and public sectors, Sean combines his technical and practical knowledge and experience with innovative zoning methodologies. In his role as the City of Cincinnati's chief land use counsel, Sean served as lead counsel for the award-winning Cincinnati form-based code and historic preservation ordinances. He is a national authority on innovative zoning methods and practices, including Development Pattern Districting (DPD), our widely acclaimed intuitive zoning approach.

Sean holds a Juris Doctor and a Bachelor Of Urban and Environmental Planning from the University of Virginia.



TODD KINSKEY

FAICP, PROJECT ADVISOR (Ohio)

Past Experience

ZoneCo

Project Manager (2024- Present)

Todd applies extensive zoning and legislative experience to managing zoning code updates at ZoneCo.

City of Dayton, OH

Director- Dept. of Planning, Neighborhoods & Development/ Dept of Planning & Community Development (2018 - 2024)

Todd oversaw the daily operations of the Department of Planning, Neighborhoods & Development (102 employees) and its seven Divisions including: Planning, Community Engagement, Economic Development, Community Development, Housing & Inspections, Building Services, and the Dayton Mediation Center. He was responsible for an annual budget of approximately \$11M in operating funds and more than \$45M in special projects and grant funds. Todd's leadership was responsible for numerous innovative, activating projects throughout Dayton and the region.

Hamilton County, OH

Director- Dept. of Planning + Development (2013-2018)

Todd oversaw the daily operation of the Department (75+ employees) and its five Divisions: Community Planning, Community Development, Development Services, Building + Inspections, and Stormwater + Infrastructure. Todd was responsible for budget preparation and oversight, contract negotiations, County Commissioner project response and general oversight and coordination of all activities of the Department.



JOCELYN GIBSON

PROJECT PLANNER/CODER

Past Experience

ZoneCo, Senior Consultant and Planner

(2018-Present, Formerly called Calfee Zoning)

Jocelyn brings both private and public sector experience in the areas of urban planning and corporate real estate. Jocelyn is a perfect fit with ZoneCo due to her passion for zoning as a way to bring long-range planning visions into reality. Her cross-section of urban planning with real estate experience ensures that she is attentive to the needs of both the community, its people and their quality of life, and also the needs of businesses and institutions.

CBRE Group

Senior Client Strategy & Consulting Analyst (2015-2018)

In her role with CBRE, Jocelyn evaluated the real estate portfolios of large corporate clients in an effort to optimize their real estate expenditure across the globe. Jocelyn has worked with industrial, commercial and office real estate portfolios. She utilized mapping and analytics tools to evaluate locations, consolidations, and workspace planning. Her clients included several Fortune 500 companies.

City of Cincinnati

City Planner (2013-2015)

Jocelyn served as a City Planner with the City of Cincinnati during the final stages of completion of the award-winning Comprehensive Plan, the creation of the City's award-winning Form-Based Code, and the creation of the City's Land Development Code. Jocelyn participated in all of these efforts, in addition to regular recommendations and presentations to the City Planning Commission and City Council. Jocelyn also gave zoning recommendations to the City's Zoning Hearing Examiner.

About

Jocelyn has always been passionate about zoning as a vehicle for bringing about change in the built environment. As a City Planner in the public sector, she took special interest in Zoning Hearings and the every day development decisions that lead to profound change over time. She has both public and private sector code writing and planning experience, supplemented by private sector real estate experience.



TERESA BAMBERGER

ZONING AND DESIGN CONSULTANT (Ohio)

Past Experience

Land Use & Eminent Domain Attorney, Zoning Consultant

Suder, LLC/ZoneCo, 2025-Present; Richard H. Glazer Co., L.P.A., 2011-2025

Theresa partakes in complex litigation in eminent domain, land valuation and appraising, land use and development, easements, leasing, utilities, environmental regulations, zoning and planning law, trespass actions, premises liability and building codes. As a consultant for ZoneCo, Teresa helps to draft and review zoning standards and language for clients across the country.

Land Planning Project Manager

Harris Smariga & Assoc., Inc., Frederick, MD, 1996-2001

Teresa oversaw all aspects of land planning and site engineering for mid-size civil engineering firm, including annexations, rezoning, PND approvals, and environmental permitting. She managed multiple projects from initial client consultation through construction, including budgeting, staffing, and scheduling.

Planning Director

Town of Mount Airy, Maryland, 1991-1996

Teresa was the first Town Planner for a rapidly expanding community within the Baltimore/Washington region. She advised the Mayor, Town Council, Planning Commission, Zoning Appeals Board, and liaison with numerous County and State planning and environmental agencies. Teresa initiated planning efforts with special emphasis on community design, environmental planning, innovative planning techniques, economic development, Main Street Revitalization, and housing for the elderly.

About

Teresa is an experienced Attorney and Land Planning Professional with diverse interdisciplinary experience in land use development, land use law, project management, site design & civil engineering, planning, urban design, environmental planning and permitting, and architecture. Given her training in architecture, law, and planning, she has a sophisticated lense through which to develop solutions for land use regulation.

KAT ONORE, AICP | ZONING AND PLANNING SPECIALIST

Kat is a planner who helps communities identify priorities and develop plans with context-sensitive tools and strategies for implementation. Kat brings over eleven years of experience with transportation plans, corridor plans, downtown and downtown master plans, walking and biking master plans, trail master plans and feasibility studies, design guidelines, wayfinding, parking studies, and grant writing. Her work spans a wide range of community types, from small rural towns to complex urban activity centers. In addition to her planning work, Kat offers specialized expertise in zoning, including zoning audits, code updates, and the development of form-based codes that support walkability, character, and local goals. She is skilled at translating planning visions into zoning tools that guide equitable growth and reinforce the desired identity of a place. She creates graphically rich plans—with maps, diagrams, and renderings—that make change approachable and legible for a wide audience.

Education

- MS, City & Regional Planning, Georgia Institute of Technology
- BA, Art: Architecture + Urbanism, Smith College

Registration and Certifications

- AICP Certified Planner GA #410466

Years of Experience

11 Years

RELEVANT EXPERIENCE**Winder Comprehensive Plan & Zoning Update, Winder, GA**

Deputy Project Manager. This planning process came when Winder experienced immense growth and grappled with how it will accommodate that growth, given its small-town character and infrastructure. Pond worked closely with City staff and elected officials to design an engaging public program, including a website, interactive map, open houses, and pop-up events. The public shared their preferences via change and preserve and community scalemap exercises, which showed where community members wanted to see change.

Clarkston Zoning Rewrite, Clarkston, GA

Senior Planner. Pond conducted a rewrite of the zoning ordinance for the City of Clarkston which included:

- Updates that incorporated policy and technical recommendations
- Evaluation of the City's unique neighborhoods, corridors, and districts to create appropriate context-sensitive regulations
- Incorporation of graphics and tables that increased accessibility and understanding of the document by all user groups
- Update of the City's zoning map

Lawrenceville Comprehensive Transportation Plan & Comprehensive Plan, Lawrenceville, GA

Senior Planner. Pond partnered with the City to update its Comprehensive Plan and create its first city funded Transportation Master Plan, marking a pivotal moment for the City. We integrated context-sensitive growth areas to tailor development, preserving the city's charm and infrastructure integrity while aligning multi-modal safety with regional transportation objectives. Through strategic collaboration, Lawrenceville aims to become a model for integrated, sustainable transportation systems, fostering growth while honoring its heritage and embracing future aspirations.

DEKALB COUNTY EXPERIENCE**Arabia Mountain Master Plan**

Senior Planner. Pond delivered a comprehensive strategy to stimulate economic development, conserve historic and cultural resources, and preserve key landscapes through sustainable practices. Pond led a team of consultants through an extensive nine-month outreach and development process, including master planning, public participation, review of available plans and studies, site inventory and analysis, and the design of interpretive venues, and graphic materials to communicate the region's layered heritage. Additionally, the visitor center serves as a centralized gathering place, providing an overview of the Heritage Area's stories and direction to other gateways and interpretive venues.

ALL PROJECTS

Full Zoning Code Re-Write

Aurora, OH
 Barberton, OH
 Batavia, NY
 Belgrade, MT
 Bowling Green, OH
 Buckeye Lake, OH
 Charles County, MD
 Canfield, OH
 Cincinnati, OH -
 Form Based
 Clayton, OH
 Colerain Township, OH
 Crafton, PA
 Dormont, PA
 Elyria, OH
 Fairborn, OH
 Gaithersburg, MD
 Gahanna, OH
 Garfield Heights, OH
 Greenfield, IN
 Greenfield, WI
 Greenwood, IN
 Huntsville, AL
 Ingram, PA
 Kent County, MD
 Lafayette, CO
 Litchfield, CT
 Orange Township, OH
 Palm Beach, FL
 Plain City, OH
 Plattsburgh, NY
 Portsmouth, OH
 Purcellville, VA
 Reynoldsburg, OH
 Rockville, MD
 Sidney, OH
 South Bend, IN
 Southold, NY
 Springfield, OH
 Statesboro, GA
 Sun Prairie, WI
 Tallmadge, OH
 Twinsburg, OH
 University Heights, OH
 Vienna, VA
 Westerville, OH
 Whitehall, OH
 Winchester, CT
 Wooster, OH

Zoning Diagnostic Only

Avondale Estates, GA
 Covington, KY
 Evanston, IL
 Germantown, TN
 Hilton Head Island, SC
 Minnetonka, MN
 Monroe County, IN
 Stow, OH
 Sycamore Township, OH

Sign Code Re-Write

Akron, OH
 Dunwoody, GA
 Hilton Head Island, SC
 Marysville, OH
 Murfreesboro, TN

Historic Preservation Ordinances

Burlington, VT
 Canfield, OH
 Cincinnati, OH

Corridor Zoning

Batavia Township, OH
 Florence, KY
 Hattiesburg, MS
 Lexington, KY
 North Canton, OH
 Pierce Township, OH
 Warrenton, VA
 Wickliffe, OH

Administration and Procedures Revisions

Boston, MA
 Cincinnati, OH
 Danville, KY
 Vandalia, OH
 Wooster, OH

Redevelopment Site Zoning Strategy

Athens, OH
 Harrison Township, OH
 Lexington, KY

Zoning Equity Assessment

Evanston, IL



Subdivision Ordinances

Litchfield, CT
 Vienna, VA
 Wadsworth, OH
 Wayne County, OH
 Winchester, CT

Urban Agriculture Ordinance

Columbus, OH

Affordable Housing Ordinance

Prince William County, VA

ZoneCoastal

Charles County, MD
 Hilton Head Island, SC
 Kent County, MD
 Palm Beach, FL
 Southold, NY

Form Based Code

South Bend, IN
 Cincinnati, OH (as City staff)

On-Call Zoning Services

Hilton Head Island, SC
 Onondaga County, NY
 St. Louis, MO

Speaking Engagements

Athens, OH
 Cincinnati, OH
 Cleveland, OH
 College Park, MD
 Conneaut, OH
 Detroit, MI
 Hamilton, OH
 Indianapolis, IN
 Lafayette, IN
 Louisville, KY
 Memphis, TN
 Muncie, IN
 New Orleans, LA
 New York, NY
 Oklahoma, OK
 Petoskey, MI
 Pittsburgh, PA
 San Diego, CA
 Washington, DC
 Winchester, VA

Samples of ZoneCo's Adopted Codes (linked)

Please find the full Dunwoody Sign Code here:

<https://www.dunwoodyga.gov/home/showpublisheddocument/2722/638133618049970000>

Please find the full Vienna, VA Zoning Code here:

<https://www.viennava.gov/home/showpublisheddocument/4738/638578572795470000>

Please find the South Bend, IN Zoning Regulations here (ZoneCo Subconsultant):

<https://docs.southbendin.gov/WebLink/0,0/fol/291740/Row1.aspx>

Please find the full Gaithersburg, MD Zoning Code here:

<https://www.gaithersburgmd.gov/home/showpublisheddocument/13721/638579262202670000>

Please find the Winchester Winsted, CT Zoning Regulations here (Completed by Sean Suder):

https://www.townofwinchester.org/sites/g/files/vyh1f1461/f/uploads/zoning_regulations_-_approved_12_09_2019.pdf

Please find the full Reynoldsburg, OH Zoning Code here:

<https://publizr.com/reynoldsburg/reynoldsburg-zoning-code?html=true#/0/>

Please find the Bowling Green, OH Zoning Code Update here:

<https://www.bgohio.org/DocumentCenter/View/4313/Zoning-Code---Effective-July-12-2023-PDF>

Please find the Dormont, PA Development Code here:

http://boro.dormont.pa.us/wp-content/uploads/2021/05/20003-Code_Book-5_6_21.pdf

Please find the full Sidney, OH Zoning Code here:

https://codelibrary.amlegal.com/codes/sidneyoh/latest/sidney_oh/0-0-0-47125

Please find the full Marysville, OH Zoning Code here:

https://www.marysvilleohio.org/DocumentCenter/View/4375/Marysville-Zoning-Code_Revised-as-of-111920

DUNWOODY, GEORGIA

Sign Code Update

Project Scope

Full Sign ordinance calibration and re-write.

Skills and Techniques

- Sign Calibration
- Sign Standards
- Streamlined Layout
- Graphic Signage Representations

Project Overview

ZoneCo and TSW Design was hired to update the Dunwoody sign ordinance in 2020. The sign ordinance is highly visual and distills the various sign types into a menu of signage by district. Signage was tailored to the Perimeter Center District, as well as the other districts within Dunwoody.

The graphically-rich document provides simplicity and clarity while ensuring that signage is representative of the desired aesthetics for the community. The code is currently in the public review draft.

Project Reference

Paul Leonhardt
Deputy Community Development Director
(678) 382-6811
Paul.Leonhardt@dunwoodyga.gov



STANDARDS (in accordance with Sec. 20-6 of the Code)	PC	PA	PM, DC &
Sign Count	Two per common development entrance - each situated on either side of primary vehicular entrance	Two per common development entrance - each situated on either side of primary vehicular entrance	Two per common development entrance - one on either side of primary vehicular entrance, one sign per secondary vehicular entrance not greater than 60% of the physical dimensions of a primary entrance sign.
Sign Area	22 sq. ft. Max		
Sign Height	4 ft. Max		
Sign Type/Description	Street-curved and permitted, curved signs, metal with raised or applied vinyl letters, glass, or synthetic materials that are crafted specifically to look like one of these materials are permitted.		
Sign Size/Location	Street or natural scene		
Signage Types	Indirect, shadow/flat		
Signage Color	1 ft. Max		



STANDARDS (in accordance with Sec. 20-6 of the Code)	PC	PA	PM, DC &
Sign Count			1 per building entrance
Sign Area			4 sq. ft. Max
Sign Height			6 ft. Max (as measured from the door threshold to the top of the sign)
Sign Type/Description	None Permitted	None Permitted	Street-curved and permitted, curved signs, metal with raised or applied vinyl letters, glass, or synthetic materials that are crafted specifically to look like one of these materials are permitted.
Signage Types			Indirect, shadow/flat

HOLCOMB BRIDGE RD ZONING OVERLAY

PEACHTREE CORNERS, GEORGIA



The Holcomb Bridge Corridor Overlay District was a project that amended the City of Peachtree Corner's Zoning Ordinance to incorporate specific design standards, development incentives, and use regulations for the Holcomb Bridge Road area. The overlay was designed to encourage the redevelopment of outdated multi-family residential buildings, retail centers, and office buildings. The purpose of the overlay was to promote the redevelopment of older properties by allowing for mixed-use developments, increasing building height, preserving open space, and incorporating amenities.

Final Deliverable:

**Holcomb Bridge Road Corridor Overlay District
DESIGN STANDARDS & GUIDELINES**

1 INTRODUCTION

The City of Peachtree Corners has identified the Holcomb Bridge Road Corridor as an area with an abundance of opportunity for redevelopment. This corridor is currently characterized by large surface parking lots, vacant and aging commercial spaces, lack of pedestrian access and security, and lack of destination uses for those living in or visiting the corridor. The vision for the future includes high-quality built environment with a mix of uses at a high density, that are interconnected and accessible to pedestrians, bicyclists, and transit.

This document provides guidance on the vision for the corridor including site design, and building design, so that this future vision may be achieved. During the development of these standards, several stakeholders were involved and helped develop the following vision, purpose, and intent for the district.

Corridor Vision

- Street activation
- Less vehicle dependency
- Safe pedestrian access, and movement
- Economic vitality
- Innovative design
- Compatibility with nature

Purpose & Intent

- To promote high quality architectural features and design that complement the natural assets within the corridor.
- To highlight and improve the Holcomb Bridge gateway into the City of Peachtree Corners.
- To provide the community with additional amenities and employment opportunities.
- To enhance the pedestrian experience within the corridor.

Applicability

All new construction, exterior renovation, site impacts, and new or expanded outdoor use areas proposed within the Holcomb Bridge Road Corridor as mapped within the dashed blue line in Figure 1 are subject to these guidelines.

2 SITE DESIGN

SITE DESIGN ADDRESSES ISSUES RELATED TO BLOCK CONFIGURATION, MID-BLOCK CONNECTIONS, OPEN SPACE, GREEN SPACE, AND PARKING.

2.1 Blocks

Design Principles

- Primary building footprints shall be oriented towards the abutting streets.
- Secondary building footprints and service areas shall be oriented towards alleys and away from the pedestrian zone.
- Vehicular access points into a development should respond to adjacent buildings, uses and pedestrian circulation patterns.
- Aligning access points is encouraged.
- The number of curb cuts should be minimized to reduce conflicts between pedestrians and automobiles. Multiple vehicular ingress points across sidewalks are discouraged.
- Pathways from parking areas to the street should have purpose, be safe and be visually interesting.
- Intergrated access is encouraged as an alternative to forcing all movement onto public roads.
- Connections across blocks and to alleys are encouraged on all sites to increase the pedestrianization of the overlay district.
- Mid-block connections should utilize entrances, active uses, seating, and landscaping as allowable to enhance the use and aesthetics of the space.
- Introduction of daylight into the midblock connections is desirable.

Design Standards

- New developments over four acres along Holcomb Bridge Road, a maximum block length of 700 feet.
- New developments over four acres along all other streets, a maximum block length of 300 feet.

3 BUILDING DESIGN

BUILDING DESIGN ADDRESSES SETBACKS, MASS, SCALE, ARCHITECTURE ELEMENTS, AND PEDESTRIAN ORIENTED DESIGN.

3.1 Setbacks

Design Principles

- Portion of the building not aligned with the right-of-way line should be related to building uses that complement pedestrian activities along the street, such as plazas, patios, and building entries.
- Building footprints should be aligned with the street right-of-way with allowances being made for building components, glazing, manufactured elements and outdoor seating.
- Setbacks are used to define the location of buildings and street space in order to concentrate and reinforce pedestrian activity.

Design Standards

- Mechanical equipment and other building service items may not be located within the setback area between the public sidewalk and building facade.
- Setbacks are dependent on the use and are defined in the Holcomb Bridge Road Corridor Overlay Ordinance.

STATESBORO, GEORGIA

Zoning Code Update

Project Scope

ZoneCo and TSW Design partnered to update the City of Statesboro's Zoning Code after the successful completion of a Zoning Code Diagnostic Report

Skills and Techniques

- Land Use Assessment
- Calibration of Development Standards and Regulations
- Form Standards
- Mixed-Use Standards
- UDC Development
- Overhaul of definitions
- Overhaul of Code Language

Project Overview

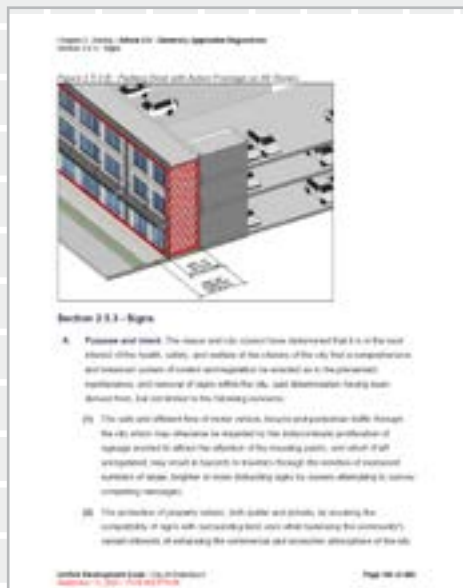
City council unanimously approved Statesboro's unified development code – a rewrite and update of zoning and related ordinances almost two years in the making. Among other things, the UDC should make it easier to build new homes on vacant lots in older neighborhoods.

With a simplified set of residential zoning categories, the new code also allows smaller homes to be built in some areas.

The code language was streamlined, with inconsistencies resolved and great improvements in the organization of the code.

Project Reference

Kathleen Field
Director of Planning & Development
City of Statesboro
50 East Main Street
Statesboro, GA 30458
Phone: (912)764-0630
kathy.field@statesboroga.gov



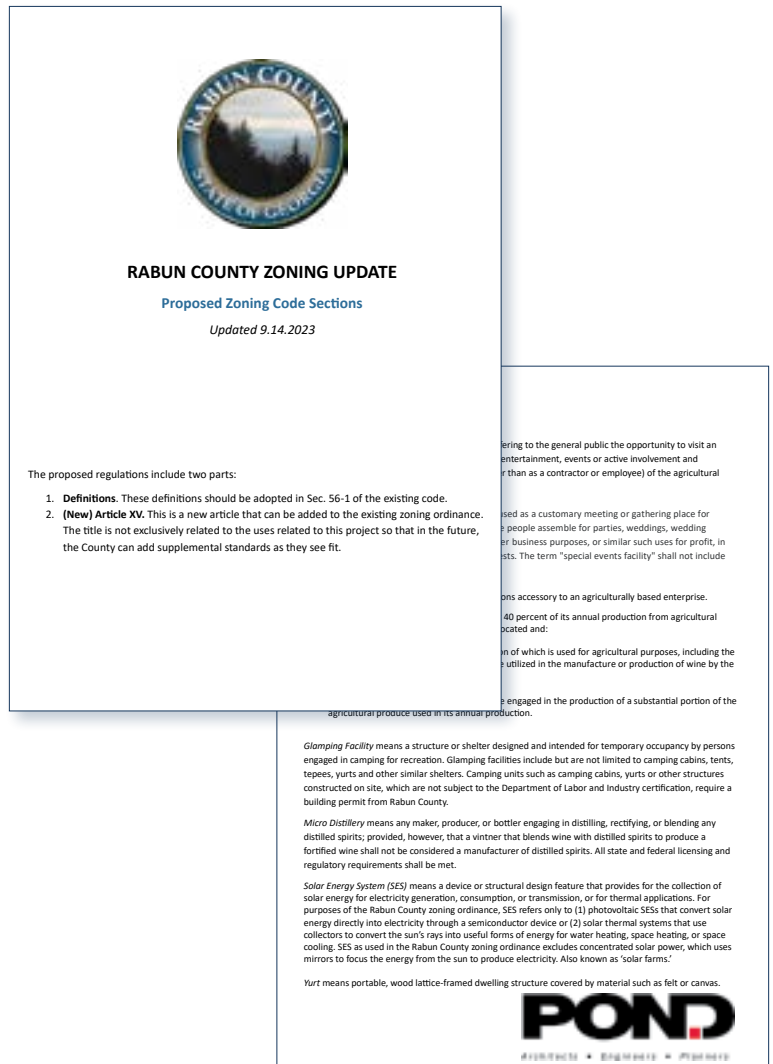
RABUN COUNTY ZONING UPDATE

CLAYTON, GEORGIA



Pond and Company partnered with Rabun County to modernize its Zoning Ordinance, responding to population growth and increased tourism. Focused on the tourism sector, our project addressed uses such as wedding venues, tiny homes, distilleries, and more. We also updated the Subdivision Regulations to align with the evolving needs of the county. Our streamlined approach, blending expertise and stakeholder engagement, resulted in a refined regulatory framework that balances growth with Rabun County's distinctive character.

Final Deliverable:



DORMONT, PENNSYLVANIA

Development Code Update

Project Scope

A modern, streamlined, and updated Zoning Ordinance, with transit-oriented and form-based elements.

Skills and Techniques

- Transit-Oriented Standards
- Full Code Diagnostic
- Calibration of Development Standards and Regulations
- Form-Based Standards
- Mixed-Use Standards
- Design Standards
- Development Pattern Districting
- Floodplain Standards
- Visual Urban Dictionary

Project Overview

The Borough of Dormont, Pennsylvania, has engaged the team of ZoneCo and YARD & Company to help modernize its zoning ordinance. As one of Pittsburgh's several transit-oriented inner ring suburbs, Dormont seeks to build on the momentum created by recent regional transit-oriented development planning efforts. The team crafted a development code that not only allows for context sensitive infill development and adaptive reuse but enables the Borough to capitalize on several light rail stations and bus stops. The process includes active engagement and education; the testing of new ideas and zoning concepts to determine the most appropriate content; and a user-friendly tool to guide growth.

Project Reference

Benjamin Estell
Borough Manager
1444 Hillsdale Avenue, Pittsburgh, PA 15216
(412) 561-8900
bestell@boro.dormont.pa.us



VIENNA, VIRGINIA

Zoning & Subdivision Ordinances

Project Scope

ZoneCo was chosen to re-write Vienna, Virginia's subdivision and zoning ordinances as the lead consultant joined by Venable LLP, Nelson Nygaard, and YARD & Company.

Skills and Techniques

- Land Use Assessment
- Calibration of Development Standards and Regulations
- Transportation-Land Use Coordination
- Mixed-Use Standards
- Design Standards
- Main Street Standards

Project Overview

ZoneCo will clarify, simplify, and reorganize its subdivision and zoning ordinances so the regulations are logically organized and easy to understand through the use of plain language, charts, tables, and illustrations.

In addition, the subdivision and zoning ordinances will be updated so they are in compliance with State statutes, recent Supreme Court decisions with regards to sign regulations, and consistent with the Town's Comprehensive Plan.

The update will address areas where the Code is silent and zoning determinations have been made over the years by the Town's zoning administrator, and where regulations are currently lacking, like for parking standards and definitions for all uses.

Project Reference

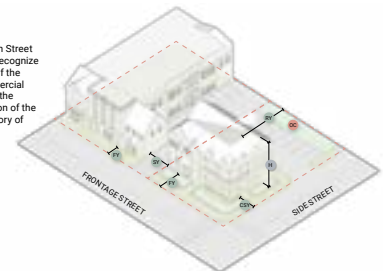
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Article II. Zones, Districts, and Dimensional Standards

13. CHURCH STREET (CSD)

Purpose

The purpose of the Church Street District is to legislatively recognize the distinctive character of the original Old Vienna commercial district and to provide for the protection and preservation of the traditional image and history of that unique area.



Dimensional Standards (applicable to new construction and additions only)

BUILDING PLACEMENT STANDARDS		LOT STANDARDS	
FY Front Yard Setback	Interior lots must alternate front yard setbacks using one of the following: 5 ft.; 7 ft.; 8 ft.; or 10 ft., 4 ft. Corner lots must have a front yard setback of at least 10 ft. No front yard setback may be continuously extended for more than 40 linear ft., whether that is across a single or adjoining lot.	OC Open Space	10% min.
SY Side Yard Setback	10 ft. min. if windows or doors are located on that side of the building; 0 ft. min. if no windows or doors are located on that side of the building	BUILDING HEIGHT	
RY Rear Yard Setback	10 ft. min. if windows or doors are located on the rear of the building; 0 ft. min. if no windows or doors are located on the rear of the building	H Building Height	42 ft. max.
CSY Corner Side Yard Setback	15 ft. min.	PARKING	
		Location	Side or rear yard only

Zoning Code

2-27

REYNOLDSBURG, OHIO

Zoning Code Update

Project Scope

A modernized, streamlined, and updated zoning code.

Skills and Techniques

- Full Code Diagnostic
- Calibration of all Regulations and Standards
- Old Towne District Infill Analysis
- Development Pattern Districting
- Form-Based Coding
- Recommendations and Considerations for Suburban Retrofit
- Presentations at all Adoption Meetings

Project Overview

In 2018, Reynoldsburg, Ohio retained ZoneCo and OHM Advisors to re-write the City's Planning and Zoning Code. Prior to this, OHM Advisors completed an update of the Comprehensive Plan which sets new goals for the City for the next 10 to 20 years. The land use goals of the plan relate strongly to the East Main Street Corridor, strengthening Olde Reynoldsburg, and promoting economic diversity and economic development. The final code facilitated the community vision for key character areas while streamlining the code and attracting new investment.

Project Reference

Andrew Bowsher

Former Development Director now City Manager in Sidney, Ohio where ZoneCo also did a code update

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