



REZONING

January 20, 2005

R-1 to S-1 for a Church

FILE: RZ 05-01-03

Amendment of existing S-1

Property Information	
Tax ID	Tax Map 072 Parcel 158 and 13.5 acres of Tax Map 072 Parcel 129
Location/address	555 Gibbs Road and on the west side of Gibbs Road, south of Brittany Drive
Parcel Size	9.97 acres and 13.5 acres for a total of 23.47 acres
Current Zoning	R-1 (single-family residential) and S-1 for a church
Existing Land Use	Institutional and Undeveloped
Future Land Use	Institutional and Medium Density Residential
Request	S-1 for a church and amended S-1 for a church
Commission District	District 3 (Ford)
Recommendation	Approve

Summary and Recommendation

West Acres Baptist Church seeks to amend the S-1 zoning for parcel 072 158, 9.97 acres located at 555 Gibbs Road, the church's current location. In addition the church seeks to rezone property from R-1 to S-1 to develop parking and future buildings on a 13.5 acre portion of parcel 072 129 across Gibbs Road from the church. The church's narrative indicates the intent to complete the project in three phases. The first phase will construct parking on the newly zoned parcel on the west side of Gibbs Road. This phase will add about 235 to 240 parking spaces and will be completed by April 2005.

The second phase will construct an addition to the rear of the existing church building on the east side of Gibbs Road and will add parking as well as improve an existing parking area for approximately 280 parking spaces. This phase will be completed in July 2005. The third phase will construct a new building for a family life center on the west side of Gibbs Road and will add more than 250 additional parking spaces in this phase. This phase is scheduled for completion by summer of 2007.

As the narrative points out West Acres Baptist Church has experienced rapid growth in membership, building construction and attendance. As part of that continued growth, additional building area and considerably more parking spaces are required.

The site plan indicates the church is reserving a right-of-way easement along the southern border of the tract on the west side of Gibbs Road. This easement can provide access to the remaining part of parcel 072 129 when development occurs on this tract. The connection of this future street to Gibbs Road is planned appropriately at the point where Sheffield Drive intersects Gibbs Road.



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All of the conditions of zoning must be met including: the paving and landscaping of all planned parking and the provision of planted and structural buffers where required. The site plan for each phase must be consistent with the site plan submitted for this S-1 zoning and amendment, and must show full compliance with all zoning requirements.

Staff recommends approval with these conditions.

Interdepartmental Review

Health Department: If water and sewer are not available for the expansion site, applicant must contact Health Department before proceeding with the project. County water and sewer are available at the existing site.

Water and Sewer: Existing site has connections to County water and sewer. Future expansion must bring water and sewer to the site. Water and sewer are available on the north side of the property on Brittany Drive. The project should not affect capacity of existing water infrastructure in the area.

Sheriff: Development in this area will increase vehicular traffic. Additional patrols will be needed to monitor increased traffic flow and safety conditions. A deceleration lane into the project is recommended.

Construction and Maintenance: No comment. Access to Gibbs Road must be approved by the County Engineer.

Engineering: Property is in the Bettys Branch Creek drainage basin. Post-development rates shall be below pre-development rates. All floodplain regulations will be in effect. Any wetlands on the property are under the jurisdiction of the U.S. Army Corps of Engineers. On-site detention may be required. Site plans must be submitted to and approved by the County Engineer

Planning: Full compliance with the site plan submitted is required, as well as full compliance with the ordinance requirements for buffers and paved parking.

Growth Management Plan

The 2000 Columbia County Growth Management Plan designates the existing church property for institutional use and the 13.5 acre expansion site for medium-density residential use. The request is consistent with the future land use policy on the existing church site. Several properties along the west side of Gibbs Road currently are zoned S-1 and are used for a fire hall, a day care and an assisted living facility. Therefore, the additional S-1 zoning on the west side of Gibbs Road would be consistent with the zoning pattern that is underway.



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Zoning and Development Regulations

The surrounding properties are zoned R-2, R-1 and S-1. This request is consistent with the surrounding zoning patterns.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and use patterns.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is consistent with future land use policy and current use of institutional use.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property can be used as it is currently zoned.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The request should not cause excessive burdens on the existing infrastructure.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	There are no new or changing conditions.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.