



REZONING

February 3, 2005

FILE: RZ 05-01-04

R-3 to C-3

Property Information	
Tax ID	Tax Map 077C Parcels 055A and 054
Location/address	3805 and 3801 Martinez Boulevard
Parcel Size	1.74 acres total
Current Zoning	R-3 (single-family residential)
Existing Land Use	Heavy Commercial
Future Land Use	Commercial
Request	C-3 (heavy commercial)
Commission District	District 2 (Mercer)
Recommendation	Approve

Summary and Recommendation

Mr. Jerry Bigham and Angelo Mouhalis request the rezoning of 1.74 acres located at 3805 and 3801 Martinez Boulevard, from R-3 to C-3 to continue operating their businesses in conformance with the zoning code.

These properties are currently used as heavy commercial and house All-Star Vinyl Siding and Maner Building Supply Company. Because the properties involve legally nonconforming structures and uses, the existing businesses cannot expand their businesses. The land owners request the rezoning with the intent of eventually enlarging.

The request is consistent with the 2000 Columbia County Growth Management Plan for commercial use, with surrounding land uses, and with the current use of the property.

Staff recommends approval of this request with all interdepartmental comments.



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Interdepartmental Review

Water and Sewer: A water line is available along the north side of Martinez Boulevard. Sanitary sewer service is available along a line on the south side of Martinez Boulevard. The project should not affect capacity of existing water infrastructure in the area.

Construction and Maintenance: No comments

Health Department: If County sewer is not available, applicant must contact the Health Department before any further expansion of the sites.

Greenspace Program: No comments

Sheriff: Traffic accidents have occurred on this road in the last 12 months. Additional patrols will be needed to monitor increased traffic flow, safety conditions and crime prevention. Deceleration lane in the project is recommended.

Engineering: Property is in the Reed Creek Drainage basin. Any site improvements, including addition of impervious area, will require data showing existing pond is capable of retaining additional runoff. Post-development rates shall be at or below pre-development rates. On-site detention is required. Site plans must be submitted to and approved by the County Engineer

Planning: Any future development should provide inter-parcel access between neighboring commercial properties.

Growth Management Plan

The 2000 Columbia County Growth Management Plan designates the property for commercial use. The request is consistent with the future land use policy.

Zoning and Development Regulations

The surrounding area is zoned R-3, C-2, M-1 and C-3. The request for C-3 is consistent with the prevailing zoning pattern and with how the property is currently used. Future expansion of either properties will require that the sites are in full compliance with the zoning code. This may include expanding and paving parking as well as fulfilling landscaping and tree density requirements.



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Criteria for Evaluation of Rezoning Request

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