



# REZONING

March 3, 2005

FILE: RZ 05-03-03

R-1 and M-1 to T-R

<b>Property Information</b>	
<b>Tax ID</b>	Tax Map 077 Parcels 059 & 001
<b>Location/address</b>	West side of North Belair Road, north of the Atlantic Coastline Railroad, south of Fury's Ferry Road
<b>Parcel Size</b>	19.97 acres
<b>Current Zoning</b>	R-1 (single-family residential) & M-1 (light industrial)
<b>Existing Land Use</b>	Undeveloped
<b>Future Land Use</b>	Industrial
<b>Request</b>	T-R (townhouse residential)
<b>Commission District</b>	District 1 (Brown)
<b>Recommendation</b>	Disapproval

## Summary and Recommendation

Mr. Anderson and Mr. Boggus request the rezoning of 19.97 acres located on the west side of North Belair Road north of the Atlantic Coastline Railroad and south of Fury's Ferry Road, from R-1 (single-family residential) and M-1 (light industrial) to T-R (townhouse residential).

Adjacent properties are zoned R-2, R-1, S-1 for the Oakey Baptist Church and M-2. A Planned Unit Development (PUD) of townhomes and patio homes is about 700 feet south of the property.

The T-R zone is established in the Columbia County Code of Ordinances to serve as a transition between single-family houses and existing commercial and apartment districts. This property lies between 2 existing single-family neighborhoods and would not provide this transition.

The Growth Management Plan (GMP) designates this property for industrial use. Nearby commercial nodes are the Evans Town Center and a small node of commercial land at the intersection of North Belair and Fury's Ferry Road. Following the Growth Management Plan goals of protecting established residential neighborhoods and stepping down intensity of uses, this property may be better used for medium density residential. The GMP defines medium density residential as having a density between 4-6 units per acre, which would result in similar lot sizes as those existing residential lots adjacent to this property.

Staff acknowledges that the industrial zoning on the property is not appropriate. However, substitution of the T-R zoning for the industrial zoning does not bring about the desired land use for the site. This same kind of development was proposed in the recent past and was stridently



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opposed by residents from the surrounding neighborhoods. That rezoning request was withdrawn by the property owner. It is likely the position of surrounding residents has not changed significantly in the meantime.

Staff is recommending disapproval of this request.

## Interdepartmental Review

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**Water and Sewer:** Developer must provide sewer and water to the site. Plans must be approved by the Columbia County Water & Sewer Department.

**Construction and Maintenance:** Access must be approved by the Engineering Department.

**Health Department:** No Comment

**Greenspace Program:** This property is not located in County targeted areas. There are County Greenspace areas on property adjacent to this request. Proposed townhome development could connect the required open space with the adjacent property using trails or access easements.

**Sheriff:** There have been traffic accidents in the area in the past 12 months. Vehicular traffic will increase and additional patrols will be needed for traffic enforcement and crime prevention. A deceleration lane into the project must be provided

**Board of Education:** All schools serving this property are currently above capacity. A new elementary school will be opening for the school year 2005. New construction will continue to bring families into areas of our school system that are overcrowded. Traffic congestion during peak hours will continue to increase.

**Engineering:** The property is located in the Jones Creek drainage basin. Post-development discharge must be less than pre-development conditions through the 50-year storm. On-site detention required. A site plan must be approved by the County Engineer. If the property contains wetlands, a Jurisdictional Determination must be approved by the United States Army Corp of Engineers. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.

**Planning:**

## Growth Management Plan

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The 2000 Columbia County Growth Management Plan designates the property for industrial use. The request is not consistent with the future land use policy.



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## Zoning and Development Regulations

The surrounding area is zoned R-1, R-2, M-2 and S-1 for a church. The request for T-R is not consistent with the prevailing zoning pattern.

## Criteria for Evaluation of Rezoning Request

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