



CONDITION

March 3, 2005

FILE: RZ 94-10-05

One Driveway

Property Information	
Tax ID	Tax Map 083 Parcel 014
Location/address	3619 Old Petersburg Road
Parcel Size	2.04 acres
Current Zoning	C-2 (general commercial)
Request	To remove a condition of zoning
Commission District	District 2 (Mercer)
Recommendation	Approve

Summary and Recommendation

Goodall Properties and Scott Johnson with Civil Design Solutions requests the removal of a zoning condition limiting the property to one access point onto Old Petersburg Road. This condition was placed on the property during the 1994 rezoning at the request of the County Engineer sighting projected traffic flows. Since the 1994 rezoning, this section of Old Petersburg Road has been widened by the Georgia Department of Transportation (GDOT). During construction, two curb cuts were provided to this site by GDOT and the developer wishes to use both access points.

The current County Engineer approves of the two driveways and believes that past traffic concerns were addressed with the Department of Transportation's projects along Old Petersburg Road. According to the County Traffic Engineering Department, this road is still under GDOT control. The removal of this zoning condition will not eliminate the developer's need to have GDOT approval for access.

Staff recommends approval of removing the zoning condition.

Interdepartmental Review

Construction and Maintenance: Access to Old Petersburg Road must be approved by the Georgia Department of Transportation and the County Engineer

Engineering: The zoning condition was in place before the GDOT projects were underway on Old Petersburg Road. The County Engineer approves the use of both access points provided to the property during the DOT road project.