



REZONING

March 3, 2005

FILE: RZ 05-03-02

R-2 to T-R

Property Information	
Tax ID	Tax Map 073 Parcel 070
Location/address	4601 Columbia Road
Parcel Size	9.04 acres
Current Zoning	R-2 (single-family residential)
Existing Land Use	Single-family homesite
Future Land Use	Medium Density Residential
Request	T-R (townhouse residential)
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

Mr. Lamar and Mr. Ramsey request the rezoning of 9.04 acres located at 4601 Columbia Road, from R-2 (single-family residential) to T-R (townhouse residential).

Adjacent properties are zoned R-2, P-1, C-1, and S-1 for Wymberly Manufactured Home Park.

The Growth Management Plan (GMP) designates this property for medium density residential use. Following the Growth Management Plan goals of transitioning from greater to lesser intensity of uses, this property would be a good location for higher-density housing like townhomes. This would allow for a comfortable transition from the professional/office future land use designation on the east of this property, which is adjacent to the commercial node at the intersection of Belair Road and Columbia Road, and the medium density residential designation on the west of this property that is primarily single family detached subdivisions. This request is also consistent with the GMP policy of locating higher density housing near commercial centers and on major thoroughfares.

The T-R district requires that at least 10% of the development is set aside as open space and must include children's play equipment. Other passive activity amenities like benches may also be provided in these open areas. The subdivision code for the County allows the Planning Commission to require sidewalks in developments that occur within a one mile radius of existing commercial sites, schools, parks, and places of worship. Sidewalks in this development would allow the future residents to walk to the provided open spaces as well as to nearby commercial centers.

Staff recommends approval of this request with all interdepartmental comments.



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Interdepartmental Review

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: This property lies within the project boundaries of the long-range plan to widen Columbia Road. This development could affect the priority of this planned road project and plans must be reviewed by DOT to avoid conflicts. Access to Columbia Road must be approved by GDOT.

Health Department: Property has access to County water and sewer.

Greenspace Program: This property is not located in County targeted areas.

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 should be considered.

Board of Education: Lewiston Elementary, Evans Middle and Evans High schools are currently above capacity. 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 Euchee Creek drainage basin. Post-development discharge must be less than pre-development conditions through the 50-year storm. On-site detention is 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. Access to Columbia Road must be approved by GDOT

Planning: Development must meet all zoning requirements including the required open space and play equipment for children. Development is within a one-mile radius of existing commercial centers and churches. Side-walks must be provided within the development on at least one side of all roads.

Growth Management Plan

The 2000 Columbia County Growth Management Plan designates the property for medium density residential use. The request is not consistent with the future land use map, but is consistent with the goals of stepping down in intensity of uses. This request is also consistent with the policy of locating high density housing near major arteries and thoroughfares.



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Zoning and Development Regulations

The surrounding area is zoned, R-2, P-1, C-1 and S-1 for Wymberly Manufactured Home Park. The request for T-R would provide a comfortable transition in the zoning and development pattern.

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 development 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 use of nearby properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is not consistent with future land use policy of medium density residential, but is consistent with many of the stated principles and goals of the GMP
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could 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.