



REZONING

March 17, 2005

FILE: RZ 05-03-07

R-1 to PUD

Property Information	
Tax ID	Tax Map 067 Parcels 122A and 122B
Location/address	on the south side of Hereford Farm Road about 1,500 feet east of Brandywine Drive and 2,200 feet west of Farmington Drive
Parcel Size	183.6 acres
Current Zoning	R-1 (single-family residential)
Existing Land Use	Undeveloped
Future Land Use	Medium Density Residential
Request	PUD (Planned Unit Development)
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

Mr. Vickers and the members of Landlubbers, Inc request the rezoning of 183.6 acres located on the south side of Hereford Farm Road about 1,500 feet east of Brandywine Drive and 2,200 feet west of Farmington Drive from R-1 (single-family residential) to PUD (planned Unit Development).

Adjacent properties are zoned R-2, R-1, R1A-RCO, and PUD for Tudor Branch subdivision. The average density of the surrounding properties is about 2 lots per acre. The proposed density for this development is 1.84 lots per acre. The Growth Management Plan (GMP) designates this property for medium density residential use, which is defined as 4-6 units per acre. The proposed development is well below that for the overall property.

The PUD narrative for the proposed Crawford Creek development explains that five different housing types will be provided including either attached or detached single family homes. A central street runs through the center of the property with the various housing types located in defined and unique neighborhoods. The PUD is the appropriate zoning to use when commercial or office uses are included with residential developments, or when different housing types are proposed, including attached and detached dwelling types as in this PUD. Since this property is heavily encumbered with topographic challenges, including streams and wetlands, the use of the PUD to provide additional buffering and open spaces, and to allow clustering of units on more developable acreages also is appropriate. Staff has evaluated the PUD zoning in light of the physical limitations of the site, and also point out that the overall density remains very low even with some attached housing units.

A clubhouse and an amenity area are provided in the center of the development along the main street with courtyard townhomes across the street. These courtyard townhomes, "Melrose Court", will be



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accessed from a private drive in the rear with rear-facing garages. The fronts of the units will face a private courtyard in most cases. Some Melrose style homes will have the front facing the main street of the entire development. The homes will be constructed in the "old country architecture" style and will be 1,850 to 2,100 square feet with a selling price range of \$149,000 to \$174,000. The other attached units proposed are against the Tudor Branch basin. These homes, called "The Boulevard" will have either one or two front-facing garages and will be constructed in the "main street" architecture style. Building materials listed for these and all units in the proposed development are to be stacked stone, hardboard, stucco, wood and brick. No vinyl siding is proposed. These units will be from 1,650 to 1,850 square feet and have a selling point of \$129,000 to \$149,000. In both townhome clusters additional overflow parking is provided for guests.

Although few townhomes have developed along Hereford Farm Road, the central location of the proposed townhomes along with the lower overall density of the entire development afford the recommendation for approval from staff for this rezoning request. However, in order to enforce consistent development patterns along Hereford Farm Road, staff recommends that additional buffering be required between the townhomes and the remainder of the development. This buffering should include additional landscaping, berms, and a structural wall made of sustainable materials such as wrought iron, brick or stone. Wooden materials are not acceptable, and a design must be provided showing a landscaping plan and wall details.

The other three proposed housing clusters are "The Cherokee", "The Oconee" and "The Reserve". These are single family detached homes on lots with similar widths and setbacks to the typical R1A-RCO zone. These homes range in size from 1,800 to 2,700 square feet with a selling range of \$153,000 to \$250,000.

The proposed street network anticipates the eventual connection of this property with adjoining parcels to the south. Eventually, this main street must connect to North Old Belair Road. Staff recommends that the central street right-of-way should be widened from the proposed 50 feet to 80 feet for collector streets. The County traffic engineer is evaluating the ideal cross-section for this main street to accommodate projected traffic counts. To avoid future conflicts, the PUD plan should be redesigned to eliminate homes facing a collector street.

Sidewalks are proposed on the main street near the amenities center only. However, staff recommends that sidewalks be provided on both side of the street for all public streets in this development.

Other street-related concerns from the staff include the private road proposed for The Boulevard. On the plan, this road appears to be of similar construction as the other streets in the development. However, the PUD narrative describes this road as a private drive. Although the dedication of this road to a separate Home Owner's Association is a reasonable request, the developer should clarify if this road is to be public or private. In any case, all roads must be acceptable for fire and safety vehicles, and public roads may not have on-street parking.

Greenspace is an integral part of this PUD development, with over 40% of the property preserved as natural open space. Not all of the open space preserved by the plan is unusable land. While the proposal states that a portion of this open space will be owned and maintained by the Home Owner's Association, the narrative unequivocally states that larger portions of green space will be donated to a



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land trust or Columbia County for conservation. The northeast portion of this property along Crawford Creek is in the County targeted area for the floodplain greenway. The donation of this property to the county green space program could allow public access to these open spaces as well as allow for the future possibility of a greenway for the County.

Staff recommends approval of this request with all interdepartmental comments. However, if the PUD plan cannot be redesigned in time for the upcoming meeting, the planning commission may wish to defer action until a revised plan is submitted for review by staff.

Interdepartmental Review

Water and Sewer: Developer must provide sewer and water to the site. Water is available from an 8" line located on the west side of Hereford Farm Road. County sewer is available from a 15" line located along Euchee Creek. This project will not affect the capacity of existing infrastructure. Plans must be approved by the Columbia County Water & Sewer Department.

Construction and Maintenance: This property is not within any planned road project. Access to Hereford Farm Road must be approved by the County engineer and designed to meet site distance requirements for the posted speed limit.

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

Greenspace Program: This property is located in the floodplain greenway county-targeted area. It is recommended that a portion of the preserved greenspace along the greenway be conveyed to a non-profit land trust of the county greenspace program for public access.

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 is recommended.

Board of Education: Lewiston Elementary, Greenbrier Middle and Greenbrier High schools are all 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 Reed 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. A deceleration lane, dimensioned for the 45 mph speed limit, will be required. Portions of this property may lie within the 100-year flood plain. All "A" zone property must be studied by an appropriate methodology to determine a building foundation elevation. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, developer must have approval from the Georgia Environmental Protection Department.



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Planning: The proposed center road should be an 80' Right of Way rather than the proposed 50' right of way. This road must eventually connect Hereford Farm Road to Old North Belair Road. The County traffic engineer is evaluating potential cross sections for this center street that will best accommodate future traffic projections. The layout of the lots must be redesigned to eliminate lot frontage on this main street. The developer should clarify to the Planning Commission whether the road shown serving the Boulevard is a public or private road. All roads must be usable by fire and emergency vehicles, and no public roads may have on-street parking. Greenspace along Crawford Creek must be donated to a land trust of the county green space program as described in the PUD narrative document. Sidewalks must be provided within the entire development, not just along the main road. A landscaping plan showing proper buffering of the townhomes from the remainder of the development must be provided. This buffer must include increased landscaping and a structural wall made of wrought iron, brick, or stone. Wood fencing is not acceptable.

Growth Management Plan

The 2000 Columbia County Growth Management Plan designates the property for medium density residential use. The request is consistent with the future land use map.

Zoning and Development Regulations

The surrounding area is zoned, R-2, R-1, R1A-RCO and PUD. The request for PUD would be compatible with the surrounding zoning and development pattern.





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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 development 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 use of nearby 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 medium density residential.</p>
<p>Whether there are substantial reasons why the property cannot or should not be used as currently zoned.</p>	<p>The property could be used as it is currently zoned.</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>