



# REZONING

March 31, 2005

FILE: RZ 05-04-02

Amend the PUD

<b>Property Information</b>	
<b>Tax ID</b>	Tax Map 078 Parcel 178A
<b>Location/address</b>	400 Fury's Ferry Road
<b>Parcel Size</b>	5.36 acres
<b>Current Zoning</b>	PUD (Planned Unit Development)
<b>Existing Land Use</b>	Bi-Low shopping center, Petersburg Shoppes
<b>Future Land Use</b>	Office Professional
<b>Request</b>	PUD (Planned Unit Development) to allow for an additional 24,000 square feet of commercial space and add fast food and sit-down restaurants as a permitted use
<b>Commission District</b>	District 1 (Brown)
<b>Recommendation</b>	Approval

## Summary and Recommendation

Petersburg Shoppes, LLC requests the rezoning of 5.36 acres located at 400 Fury's Ferry Road, to amend the PUD to add 24,000 square feet of commercial space to the center in two buildings and add both sit-down style and fast food restaurants as permitted uses.

This property was part of a 100 acre PUD rezoned in 1985 to include detached and attached single-family residential dwellings as well as a small corner of commercial located at the intersection of Fury's Ferry Road and The Pass. The PUD was amended in 1998 to increase the minimum size drug and grocery store from 10,000 square feet to 47,000 square feet. The commercial uses specifically listed in both of the PUD narratives did not include either a sit-down or fast food restaurant.

After construction was completed on the Bi-Low center, various style restaurants have been permitted within the PUD. This request to add both sit-down style and fast food restaurants as permitted uses would bring the existing businesses into zoning compliance. It would also permit any future construction to include more food-related businesses in the center and on the out parcel located at the intersection.

The request also includes an additional 24,000 square feet of commercial space to be constructed in two phases. The first phase would be a separate 12,000 square foot building perpendicular to the existing Bi-Low center. The second phase would be another 12,000 square foot building located where the existing retention pond is. This would require underground retention. The second phase does not have a construction schedule and will depend on the success of the first phase.



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The rezoning request was triggered when the development plans for the first phase were submitted to the county for approval. Staff informed the engineer that rezoning is required, and continued reviewing the plans. The plans meet all county standards and are ready for release as soon as zoning is approved.

Over 100 acres in the vicinity have been donated to the County Green space program that extends almost from Lake Side High School to West Lake. There is one intervening area within this PUD that if donated would complete this connection of green space. Staff would suggest a donation or easement over a 50 foot buffer encompassing the existing vegetation along Reed Creek that would allow the connection of the donated lands and provide for the future construction of a Greenway.

The building façade materials and design on phase one must be similar to the existing Bi-Low center. A 30" high evergreen hedge must be provided between Fury's Ferry Road and any parking and loading areas. This hedge should be 30" high within two years of planting.

Staff recommends approval of this request with all inter-departmental comments.

## Interdepartmental Review

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**Water and Sewer:** County water is available on a 6" line behind Bi-Low. County sewer is available on an 8" line behind Bi-Low. 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 project will affect the priority of planned road project along Fury's Ferry Road. Any new access must be approved by the Georgia Department of Transportation.

**Stormwater Management:** No permanent drainage and utility easements are needed. No active stormwater projects are in the area.

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

**Greenspace Program:** This property is located in two of the County targeted areas. This property is adjacent to Reed Creek Park. Over 100 acres near this parcel have been donated to the County Greenspace Program to connect Blue Ridge Schools to West Lake and beyond. Staff suggests that the property owner donate or convey a conservation easement over a 50 foot buffer from the edge of the wetlands or from the vested vegetation along Reed Creek to connect this recently donated property.

**Sheriff:** There have been traffic accidents in the area in the past 12 months. Additional patrols will be needed for crime prevention and traffic control.

**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. Regional detention is required. A site plan must be approved by the County Engineer. 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:** Building façade materials and design must be similar to the existing Bi-Low center. Future parking and loading areas must include a 30" high evergreen hedge along Fury's Ferry Road. The hedge must be 30" high within two years of planting.



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## Growth Management Plan

The 2000 Columbia County Growth Management Plan designates the property for professional office use. The request is not consistent with the adopted Future Land Use map. It is consistent the existing development pattern in the area.

## Zoning and Development Regulations

The surrounding area is zoned S-1 for Reed Creek Park, C-1 and PUD for the same development. The request to amend the PUD is consistent with the surrounding zoning pattern and with the existing land use.

## Criteria for Evaluation of Rezoning Request

Criteria Points	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 consistent with adjacent zoning.
<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 office professional
<b>Whether there are substantial reasons why the property cannot or should not be used as currently zoned.</b>	The proposed uses and development are consistent with PUD zoning.
<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 meets this balance test.