



# REZONING

March 31, 2005

FILE: RZ 05-04-03

R-2 to C-2

<b>Property Information</b>	
<b>Tax ID</b>	Tax Map 072A Parcel 161
<b>Location/address</b>	8108 Sir Galahad Drive
<b>Parcel Size</b>	2 acres
<b>Current Zoning</b>	R-2 (single-family residential)
<b>Existing Land Use</b>	Single-family home site, in-ground pool
<b>Future Land Use</b>	Medium Density Residential
<b>Request</b>	C-2 (general commercial)
<b>Commission District</b>	District 3 (Ford)
<b>Recommendation</b>	Approval with conditions

## Summary and Recommendation

Mr. Donald Mays requests the rezoning of 2.0 acres located at 8108 Sir Galahad Drive, from R-2 (single-family residential) to C-2 (general commercial). Adjacent properties are zoned R-2 for Camelot subdivision and C-2.

The petition seeks to rezone a two acre piece of property behind the platted lot that fronts on Sir Galahad Drive. The platted lot that contains the dwelling is **not** a part of this rezoning petition.

In 1972 this two acre piece of property was part of a larger 11.4 acre parcel that has frontage on Washington Road. There is evidence that the Planning Commission recommended approval of the rezoning of the 11.4 acres (including the property in question) to C-2 in May of 1972. There is no record of any action by the Board of Commissioners finalizing the rezoning request. The property is shown on the official zoning map as R-2. Staff suggested that a petition to rezone the property would be the quickest and most straightforward way to establish the commercial zoning on this property.

Although the request for C-2 is not consistent with the Growth Management Plan (GMP) of medium density residential, it is consistent with the zoning pattern existent in that area already. The inclusion of this 2 acre parcel into the adjacent C-2 property makes sense if the entire C-2 area is developed as one piece. This larger scope of commercial property was what was presented and approved by the Planning Commission in 1972 and continues to make sense today.

Should the Planning Commission approve the rezoning request, it should be contingent upon there being a sales agreement with the adjoining commercial property and with the provision that no access to Sir Galahad Drive will occur. This property should not be developed independently of the adjoining commercial property, and all access must be to Washington Road. The Planning Commission may also wish to review the required buffer of 10 feet on side lot lines abutting



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residential zones. Because there is not a gradual stepping down of zoning against the residential neighborhood, a slightly wider buffer may help to achieve a more comfortable transition.

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 450 feet northwest of the property. County sewer is available on an 8" line 450 feet northwest of the property. 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 not affect priority of planned road projects.

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

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

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

**Sheriff:** There have been no traffic accidents in the area in the past 12 months.

**Engineering:** The property is located in the Betty's Branch 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 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 posted speed limit, will be required unless a formal waiver is requested. A waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter the business or the cost of the lane is greater than 20% of the total project cost.

**Planning:** Rezoning of this property should be conditioned on there being an executed sales agreement with the owner of the adjacent C-2 zoned property. This property may be developed only in conjunction with the adjacent C-2 zoned property. This property may not have access to Sir Galahad Drive for commercial purposes. The Planning Commission may wish to consider wider side buffers of this parcel against residentially zoned properties.

## Growth Management Plan

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The 2000 Columbia County Growth Management Plan designates the property for medium density residential use. The request is not consistent with the adopted Future Land Use map. It is consistent with the zoning and development pattern in the area and would enhance the utility of the commercial site fronting on Washington Road.

## Zoning and Development Regulations

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The surrounding area is zoned R-2 for Camelot subdivision and C-2. The request for C-2 is consistent with the surrounding zoning pattern. The inclusion of this parcel into the surrounding commercial property would allow the current C-2 property to be developed in the standard manner. All improvements must be made to Columbia County standards.



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## Criteria for Evaluation of Rezoning Request

Criteria Points	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 adjacent zoning.
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 with proper buffering.
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
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.