



# REZONING

March 31, 2005

FILE: RZ 05-04-04

R-2 to PUD

<b>Property Information</b>	
<b>Tax ID</b>	Tax Map 081A Parcels 027A and 028
<b>Location/address</b>	At the southeast corner of the Evans to Locks Road and Fury's Ferry Road intersection
<b>Parcel Size</b>	15.98 acre
<b>Current Zoning</b>	R-2 (single-family residential)
<b>Existing Land Use</b>	Undeveloped and a Georgia Power Easement
<b>Future Land Use</b>	Professional Office
<b>Request</b>	PUD (Planned Unit Development)
<b>Commission District</b>	District 1 (Brown)
<b>Recommendation</b>	Disapproval

## Summary and Recommendation

James Hull, Bernard Dunstan, Richard Dunstan, Mason McKnight and William McKnight request the rezoning of Tax Parcels 081A 027A and 081A 028, 15.98 acres located at the southeast corner of the Evans to Locks Road and Fury's Ferry Road intersection, from R-2 (single-family residential) to PUD (Planned Unit Development). The PUD is for 139,000 square feet of commercial and office space. Although much of the design is based on the "Lifestyle Center" concept, it is missing the entertainment component, such as a movie theater, and the residential component usually associated with a Lifestyle Center. A central drive runs down the center of the property punctuated by traffic circles and fountains. Four buildings are along the south side of this drive and one building is on the north side.

The Growth Management Plan (GMP) designates this property for office use. This request is not consistent with the future land use of this property. The GMP also locates a neighborhood commercial node at this intersection. Near the end of 2003, the Planning staff recommended the creation of a "Community" scale node as a step between the smaller Neighborhood nodes and the larger Town Center nodes in the GMP. Although the Board of Commissioners agreed with the concept, they deliberated that the locations of these new Community commercial nodes needed to be determined during the Growth Management Plan update which is occurring this year.

During this update, questions such as the size of the largest permitted tenant, the amount of commercial space desired at each node, and design guidelines will be addressed by the steering committee as well as the general public. In fact, many of these difficult questions have been raised during the first four meetings of the Growth Management Plan Update Steering Committee.



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As well as considering the future development patterns desired by the community, the Planning Commission should also consider the existing zoning at this intersection. Over 31 acres of C-1 zoning are in place at this intersection currently. At the typical intensity of development in Columbia County, this means there is a potential for over 269,000 square feet of commercial space. With the PUD zoning located across Evans to Locks Road, at least 357,000 square feet of commercial and office space is zoned. With the addition of this requested rezoning, almost 500,000 square feet of commercial space could be possible at this intersection. As perspective, this is more square footage than the Target/Kohl's center on Washington Road.

Although the concept of a Lifestyle Center is a very desirable development in Columbia County, staff does not support this rezoning request because of the pre-emptive effect it would have on the Growth Management Plan.

## Interdepartmental Review

**Water and Sewer:** The County has plans to run a new water line underneath the existing Georgia Power easement. The developer should work with the County Water and Sewer Department to place the water line prior to final development of the property. Plans must be approved by the Columbia County Water & Sewer Department.

**Construction and Maintenance:** This request is located in the Georgia Department of Transportation project area for Fury's Ferry Road widening. A portion of this property is involved in a contract with DOT for right of way acquisition. Developer must contact Columbia County Water department prior to submitting development plans. A major 24" line is to be re-routed through this property, and locating the new line prior to development will save the County considerable money.

**Stormwater Management Division:** no permanent Drainage and Utility easements are needed. No active projects in the area.

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

**Greenspace Program:** This property is located in County targeted areas for the urbanized area. There are no Greenspace Program lands in the area. DOT is to complete the multi-use path during the Fury's Ferry construction project.

**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. Recommend deceleration lanes and left-turn lanes into the project.

**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 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. Storm water detention improvements will be required unless site improvements result in no net increase in runoff. Access to Fury's Ferry Road must be approved by Georgia Department of Transportation.



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**Planning:** Building renderings should be provided in the PUD narrative prior to Board of Commissioners approval.

## Growth Management Plan

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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.

The current Growth Management Plan designates this intersection as a Neighborhood Commercial node. Although this node is defined as being located in the rural areas of the county, this intersection is clearly no longer rural. In 2003, the Planning staff recommended the creation of a "Community Commercial node" at this intersection as a step between the Neighborhood node and the Town Center. Although the creation of a middle node was agreed on by the Planning Commission and the Board of Commissioners, the actual locations of these types of node were delayed until the Growth Management Plan is updated.

The creation of a Community Commercial node was centered on the debate of the largest permitted single tenant. The largest proposed building in this development is 41,000 square feet, which is only slightly larger than what a neighborhood shopping center permits. Whereas the size of the tenants contributes to the impact that individual buildings have on the surrounding community, the *amount* of commercial space located in one area can also have a profound impact on a community. The *location* of the various sized commercial nodes, as well as the *amount* of commercial space sustainable by the surrounding area are vital questions that must be addressed during the Growth Management Plan update.

The current Growth Management Plan is under review by a consultant with the guidance of a citizen steering committee. The new plan will include an updated Future Land Use map showing the exact locations of commercial nodes and should be in draft form near October of this year.

## Zoning and Development Regulations

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The surrounding area is zoned R-2, C-1, T-R, PUD for a commercial development, S-1 for a daycare and S-1 for a dance studio. The request for PUD for commercial and office is consistent with the surrounding zoning pattern, but is not consistent with the Growth Management plan or the future land use for this property.

Over 31 acres of C-1 zoning are in place at this intersection currently. At the typical intensity of development in Columbia County, this means there is a potential for over 269,000 square feet of commercial space. With the addition of the PUD zoning already approved, at least 357,000 square feet of commercial and office space is already zoned. As perspective, this is only slightly smaller than the square footage being built in the Target/Kohl's strip mall on Washington Road.

## Criteria for Evaluation of Rezoning Request



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Criteria Points	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 the zoning pattern in the area.</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 not consistent with future land use policy of professional office, or with the location of a small neighborhood commercial node at this intersection.</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 not 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 does not meet this balance test.</p>