

ZONING ANALYSIS AND RECOMMENDATION
Planning and Development Department

Case No.: 20-01-RZ

County: Jackson County

Applicant: Johnnie Hastings

Owner: Vijay Madisetti

Location: Tax Parcel 119 004P (see location maps)

SITE CHARACTERISTICS

This site is situated between S.R. 124 and I-85. The Mulberry River represents the property's southwestern boundary. The property is presently forested with flood plain located in its western section along the Mulberry River. The property slopes downward moving northeast to southwest. The width of the property between SR 124 and I-85 at its widest point is approximately 800 ft. and 240 ft. at its most narrow.

Acreage: 21.5

Proposed Use: 161 attached single-family dwelling units

Land Use Plan Recommendation: Industrial/Industry and Jobs Character Area

Existing Zoning: M-D (Manufacturing-Distribution)

Proposed Zoning: R-M (Multi-Family)

Existing Land Use: undeveloped

Adjacent Land Uses: Industrial, Undeveloped, Utility

Adjacent Zoning: M-D (Manufacturing-Distribution)

PLANNING DIRECTOR RECOMMENDATION:

Staff recommends DENIAL due to nonconformity with the Town of Braselton Comprehensive Plan and incompatibility with surrounding land uses and zoning.

PROJECT DATA

The applicant requests a re-zoning of a 21.5-acre parcel from M-D to R-M. The intent of the applicant is to develop the property to build 161 attached single-family dwelling units. As stated in the application, the individual dwelling units would be marketed for rent. Per the application, the individual dwelling units would have a minimum square footage of 1,800 s.f. The application classifies the dwelling units as attached single-family. Based on the definition and classification of attached single-family or “Townhome” in the Town of Braselton Development Code, attached single-family “townhomes” are on its own individual fee simple lot. Attached single-family developments are subject to the requirements found in Section 9.1.1 of the Town of Braselton Development Code.

STANDARDS OF OFFICIAL ZONING MAP AMENDMENT

Review of applications is made based upon the “Standards Governing Exercise of the Zoning Power” as provided by the Town of Braselton.

Will the rezoning requested permit a use that is suitable in view of the existing use or usability of adjacent or nearby property? The adjacent properties (except for I-85, that represents the properties southwest to northeast border) are zoned for Manufacturing-Distribution. Existing light industrial uses are located adjacent to the property. A future concrete recycling facility has been permitted and is intended to be built in the future on adjacent property directly across SR 124. The Town of Braselton wastewater treatment facility also is within proximity to the property to the South.

A residential use would not be suitable in view of the present and potential uses of adjacent or nearby properties.

Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby property? The proposed use itself will not affect the usability of adjacent or nearby property under their current zoning or use.

Does the property for which the rezoning is requested have a reasonable economic use as currently zoned? The property is currently zoned Manufacturing-Distribution which is considered a higher and more intensive zoning classification than residential. The property does have a reasonable economic use as currently zoned. The Manufacturing-Distribution zoning classification permits a multitude of commercial, industrial, and associated uses.

Is the subject property suitable for the zoned purposes?

Given the property’s close proximity to I-85 and S.R. 124, noise pollution is a concern for a potential residential use. Given the property’s close proximity to existing industrial type uses and future industrial/heavy commercial uses, the subject property is not suitably located for a

residential. The property is suitable for a potential use within its current zoning classification of M-D. The M-D zoning classification permits a multitude of commercial, industrial, and associated uses of different sizes and intensity.

Will the rezoning requested result in a use that could cause an overcrowding condition with respect to the existing streets, utilities, or schools?

The proposed use would create additional traffic trips. Any development on the subject property would have to receive GDOT approval and meet GDOT access improvement requirements before any access would be granted on SR 124. The proposed use would not create an overcrowding condition in respect to utilities. As with any open market residential use, there would be an impact on schools.

Does the rezoning requested conform to the Town of Braselton Future Land Use Map? The rezoning requested does not conform to the Town of Braselton Future Land Use (aka Future Development Map). The Town of Braselton Comprehensive Plan Future Development Map designates this property as Industrial. The property is in the Industry and Jobs character area. Per the character area description and policy objective, *“The areas of Highway 124, Braselton Parkway and Jesse Cronin Road immediately adjacent to I-85 serve as the town’s most significant concentration of employment. Future efforts should continue to focus on generating employment within the Town, building off the existing warehousing, distribution and industrial base.”*

Does the hardship imposed upon the individual property owner under the current zoning conditions outweigh the benefits to the public in maintaining those zoning conditions?

No, the property is currently zoned Manufacturing-Distribution in a corridor with identical zoning.

Will the rezoning request have a significant impact on the environment, including, without limitation, soil erosion and sedimentation, flooding, air and water quality and water quantity? Any development activity will be required to comply with all local, state, and federal environmental regulations. The Mulberry River represents the property’s southwestern boundary. Due to the amount of floodplain area on the lower end of the property adjacent to the Mulberry River, the proposed development activities are outside of the required 150 ft. undisturbed buffer. No other state waters exist on the property.

Will the rezoning request have a significant adverse impact on the aesthetics of the property or the surrounding area? Surrounding uses in the M-D zoning would not be adversely impacted by a residential use regarding aesthetics. However, a potential residential use may be adversely impacted from an aesthetic standpoint by the surrounding M-D uses and potential future uses. The proposed use would be inconsistent in character to the aesthetics and uses of the surrounding properties

Attached single-family developments are subject to the design standards in section 9.1.1 of the Braselton Development Code. Examples of these design standards include requirements that all townhomes have rear loaded garages and be served by alley ways and a principal street, townhome units shall be 30 ft. wide, and on street parking shall be accommodated. While a re-zoning decision should be primarily be evaluated solely as a land use compatibility issue, an examination of the submitted concept plan reveals that many of the criteria of Section 9.1.1. are not met. If the re-

zoning requested is granted, variances would need to be applied for and granted in order for an attached single-family development to be built in accordance with the application concept plan.

Are there other existing or changing conditions regarding the use and development of the property which give support for approval or disapproval of the rezoning request? That section of S.R. 124 is primarily industrial/commercial in nature. The Town of Braselton Comprehensive Plan designates this portion of Town for industrial or industrial related uses.