

HOW EDUCATION AND OUTREACH COINCIDE

GPA SPRING CONFERENCE, APRIL 2022

PRESENTERS

- Danielle Montgomery, AICP
 - Lead class instructor
 - Planner II with Columbia County Planning
 - MEPD, UGA



PRESENTERS

- **Nayna Mistry**
 - Inspiration for the classes and assistant instructor
 - Community Planner with Columbia County Planning
 - Bachelor of Architecture, University of Manchester



PRESENTERS

- Jonathan Crawford
 - Regular class attendee
 - Real Estate Agent, Southeastern Development Associates
 - MBA, Augusta University

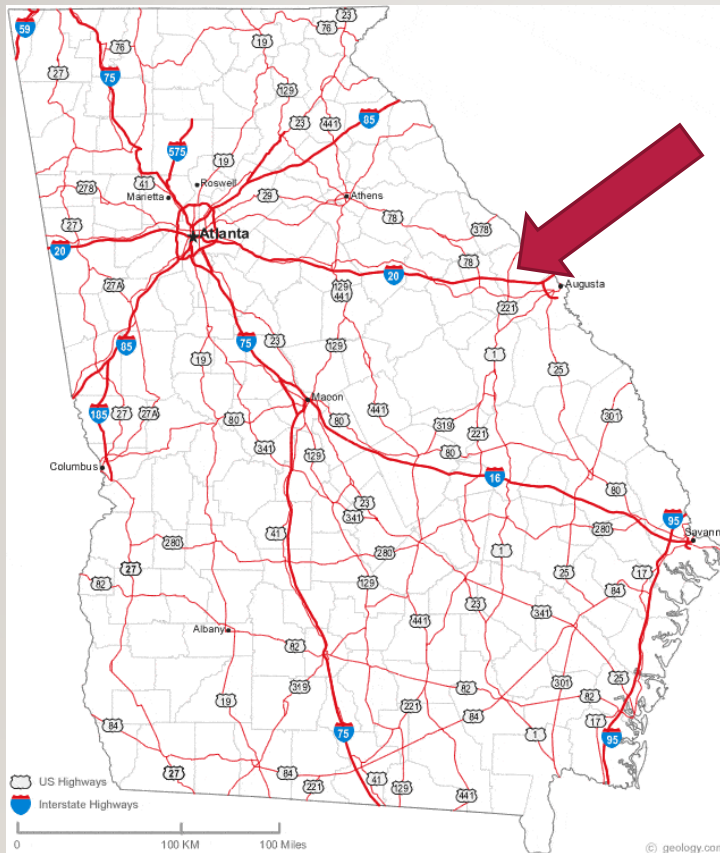


PRESENTERS

- Trey Kennedy
 - Regular class attendee
 - Commercial Lender, SRP Federal Credit Union
 - MBA, Augusta State University

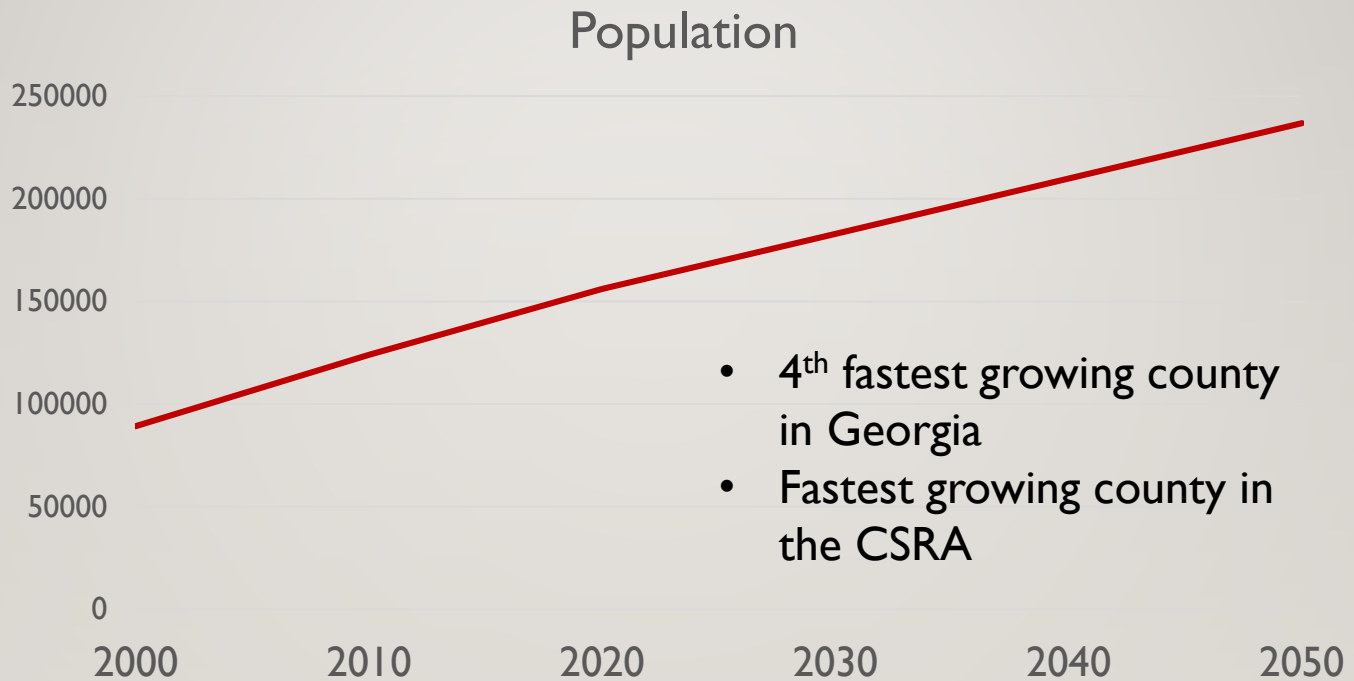


INTRO TO COLUMBIA COUNTY



Located just north of
Augusta, Georgia on the
South Carolina state line

INTRO TO COLUMBIA COUNTY



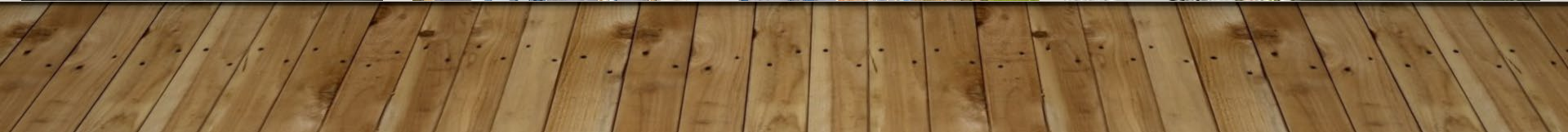
INTRO TO COLUMBIA COUNTY



Home to Evans,
Money's number one pick
for Best Places to Live for
2020 - 2021



INTRO TO COLUMBIA COUNTY



INTRO TO COLUMBIA COUNTY



Columbia County at Work

The following projects are funded through a variety of fees, bonds, or taxes that Columbia County voters have approved. The below lists are not all inclusive and are ever changing. Be sure to visit often to see what is new!

[Funding Sources](#)
[Projects In Progress](#)
[Quick Response Projects](#)
[Stormwater Projects](#)
[Future Projects](#)
[Completed Projects](#)

Transportation	Transportation	Phase 1	Trail Expansion
<p>5 Flowing Wells Road Widening</p>	<p>6 Furys Ferry Road Widening</p>	<p>7 Halali Farm Road at Hardy McManus Road</p>	<p>8 Hardy McManus Road Widening</p>
<p>9 Hereford Farm Road Widening</p>	<p>10 Hereford Farm Road at Blanchard Road</p>	<p>11 Hereford Farm Road at North Belair Road</p>	<p>12 Horizon South Parkway Widening</p>
<p>14 Justice Center Annex</p>	<p>15 Justice Center Courthouse Renovation</p>	<p>16 King Taylor Road</p>	<p>17 Lewiston Road Widening</p>
<p>18 Louisville Road at Interstate 20</p>	<p>19 Main Campus Parking Garage</p>	<p>20 Martinez Park</p>	<p>21 Performing Arts Center</p>
<p>Transportation</p>	<p>Transportation</p>	<p>Transportation</p>	<p>Transportation</p>

Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

PROBLEM SOLVING

- Common questions were from mostly residential and commercial realtors
- One example, where a small church group bought land that was not zoned for a church and had no fire hydrant close by. Land cost was \$30,000 and getting a fire hydrant installed would be 3 times that.
- Another example, a dance studio did \$40,000 of upgrades in a leased space and were not zoned for a dance studio.
- Lack of awareness of adjacent zoning, when sewer is needed, etc.

INTRO TO ZONING CLASSES

- Began November 2017 with Zoning 101



GOALS

- Education
- Save time for staff
- Address basic questions
 - What is the zoning of this property?
 - Can I put a mobile home on this property?
 - What are the setbacks?
- Teach them what they don't know they don't know

LIMITATIONS

- Cannot address the requirements of individual PUDs/PRDs
- Cannot account for zoning conditions
- Does not address costs related to development

INTRO TO ZONING CLASSES

Columbia County Planning Department

Zoning 101

- A. Welcome
- B. Introduction
 - a. What the Planning Department does
 - i. Responsible for developing, updating, and implementing the Growth Management Plan; reviewing development and site plans; and for administering the zoning and subdivision regulations as written in the Columbia County code of ordinances.
 - ii. Purpose of zoning
 - 1. Separates incompatible land uses
 - 2. Provides predictability for development
 - 3. Regulates the use of a property
 - 4. Regulates the development of the property through requirements such as setbacks, buffers, etc.
- C. Finding current zoning regulations and requirements
 - a. Finding the allowed uses
 - i. Zoning fact sheets are available on the County website – these provide a summary of the allowed uses and development regulations for each district



Columbia County Zoning Quick Reference Guide

Abstracted from Chapter 90 of the Columbia County code

This code is subject to change; for more details and for updates, reference www.municode.com

Residential Districts

May have covenants further limiting use or development of property

Single Family Residential districts (R-1, R-1A, R-2, R-3)

Properties may no longer be rezoned to R-3

- Differentiated by minimum lot size requirements
 - o 40,000sf for R-1 (30,000sf if sewer service is provided)
 - o 20,000sf for R-1a
 - o 10,000sf for R-2
 - o 7500sf for R-3
- Allowed uses are primarily single family residential
 - o Mobile homes are not allowed
 - o Secondary homes must be under 1800sf and are permitted on lots larger than 20,000sf
 - o Home occupations are allowed – typically office type uses, or mobile businesses – no storage is allowed on site of equipment, materials, etc.
 - Group homes/family daycares are allowed as home occupations and may have up to 6 residents
 - o Rooms may be rented to no more than 2 individuals not related to the home owner or principal occupant

Residential Agriculture district (R-A)

- Minimum lot size for new lots is 2.5 acres
 - o Existing lots may be used as outlined for R-A lots

INTRO TO ZONING RESOURCES

Water Utility: Engineering & Inspections

Zoning Districts

The following are the **zoning districts** maintained by Columbia County. These fact sheets are intended only and may not provide a complete list of allowed uses. Uses listed as limited must comply with addi 90-147 of the County Code.

Commercial Zoning Districts

[C-1: Neighborhood Commercial](#)

[C-C: Community Commercial](#)

[C-2: General Commercial](#)

[C-3: Heavy Commercial](#)

[P-1: Professional](#)

Industrial Zoning

[M-1: Light Industrial](#)

[M-2: General Industrial](#)



P-1 (Professional) Fact Sheet

Purpose

To provide for areas for professional services which do not generate large volumes of traffic, noise, or other harmful effects on adjoining residential areas.

Allowed Uses

- Institutional residential (up to 18 residents)
- Nonprofit club or lodge
- Museum, library
- Nonprofit service organization
- Adult care center (fewer than 7 adults)
- School of the arts
- Medical offices
- Professional offices
- Personal services
- On site parking

Limited Uses

- Minor utilities
- Day care center (up to 7 children)
- Gym/health spa/yoga studio
- Commercial parking
- Title loans/check cashing



Conditional Uses


(Must contact the Planning Department for an application)

- Hospice
- Institutional residential (more than 18 residents)
- College/university
- Place of worship
- School, private or special
- Day care center (7 or more children)
- Special event facility
- Call center
- Radio/TV station/recording studio
- Trade/vocational/business school
- Animal care (outdoor)
- Massage and tattoo

Lot Requirements

Minimum Lot Size: 7500 square feet
Minimum Lot Frontage: 75 feet

INTRO TO ZONING RESOURCES

 Columbia County, GA

NOTIFICATIONS SIGN IN HELP Select Language

Columbia County, Georgia - C... / Chapter 90 - ZONING / ARTICLE III. - COMMERCIAL, ... / Sec. 90-97. - Allowed uses.
 SHOW CHANGES Q MORE

VERSION: SEP 29, 2021 (CURRENT)

Sec. 90-90. - M-1 light industrial district.
 Sec. 90-91. - M-2 general industrial district.
 Sec. 90-92. - P-1 professional district.
 Sec. 90-93. - S-1 special district.
 Sec. 90-94. - PUD planned unit development district.
 Sec. 90-95. - PDD planned development district.
 Sec. 90-96. - Evans Town Center overlay district.
Sec. 90-97. - Allowed uses.
 Sec. 90-98. - List of lot and structure requirements.
 Sec. 90-99. - Corridor protection overlay district.
 Sec. 90-100. - Node protection overlay district.
 Secs. 90-101—90-130. - Reserved.

Sec. 90-97. - Allowed uses.

(a) *Use table.*

- (1) Allowed use (A). Indicates a use is allowed in the respective district. The use is also subject to all other applicable requirements of the Code.
- (2) Limited use (L). Indicates a use is allowed in the respective district, subject to a use standard found in the right-hand column of the use table. The use is also subject to all other applicable requirements of the Code.
- (3) Conditional use (C). Indicates a use may be allowed in the respective district only where approved by the board of commissioners in accordance with [section 90-180](#).
- (4) Use not allowed. A blank cell Indicates that a use is not allowed in the respective district.

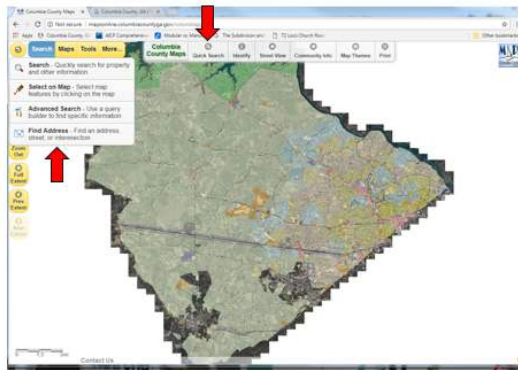
[EXPAND](#)

Use Category	Commercial and Industrial										Definition/Standards	
	C-1	C-C	C-2	C-3	P-1	PDD	M-1	M-2	S-1			
Agricultural Uses												
All agriculture, except as listed below:											C	90-147(d)
Barn, pole barn, storage structure												90-147(d)(3)
Small-scale agriculture											C	90-147(d)(4)
Timber harvesting												90-147(d)(5)
Residential Uses												

INTRO TO ZONING RESOURCES

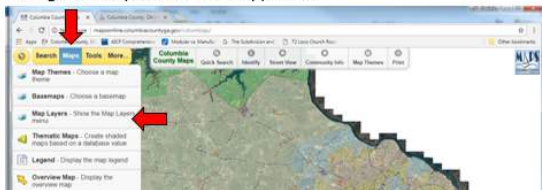
iii. Finding a property

1. Quick search works with parcel IDs, subdivision names, primary addresses, owner's names, etc. – remember not to add the road type, i.e. Drive, Road, etc., but just use the road name

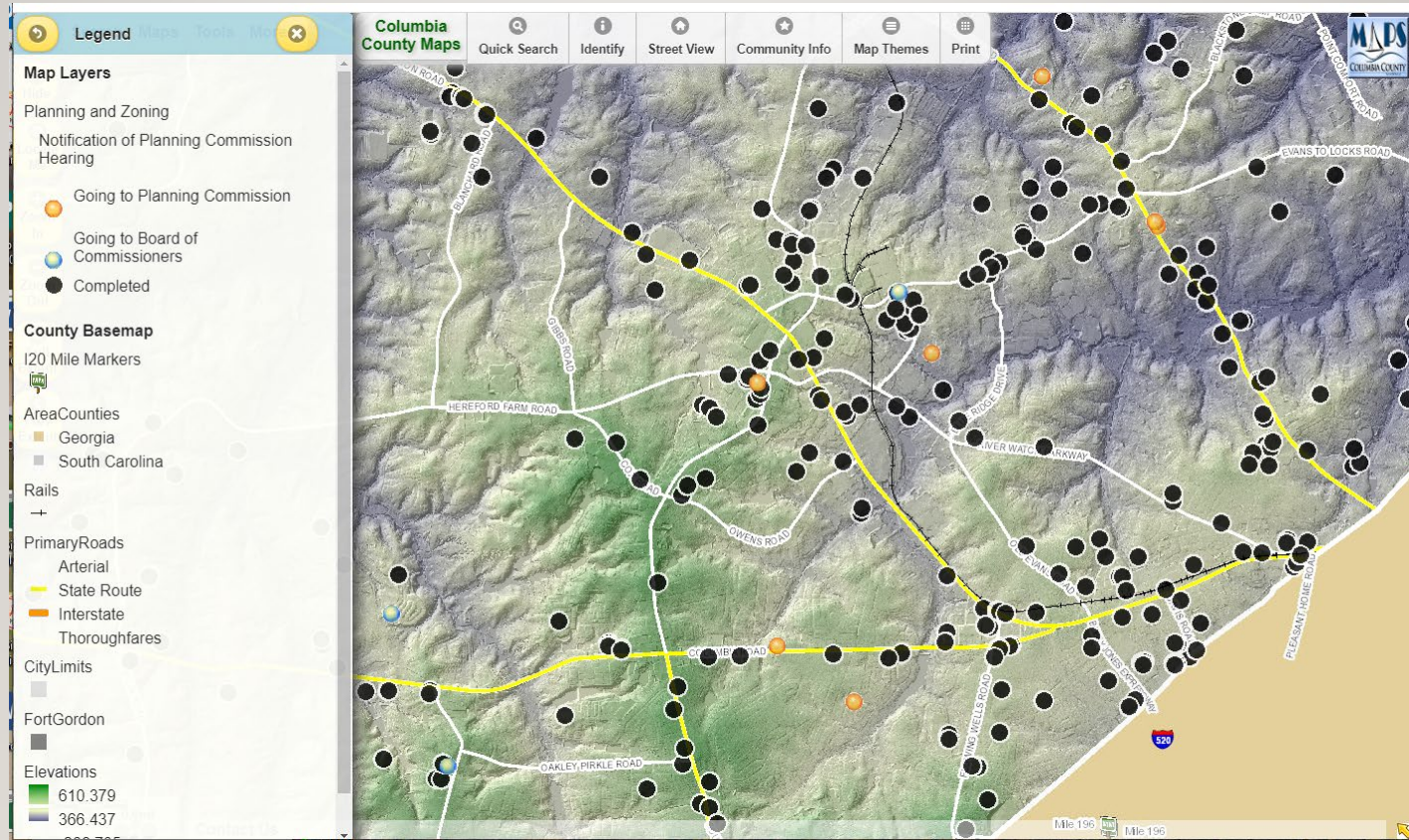


2. Alternately, can use advanced search to use multiple criteria, or find address for sub-addresses on parcels – located under Search tool in upper left corner

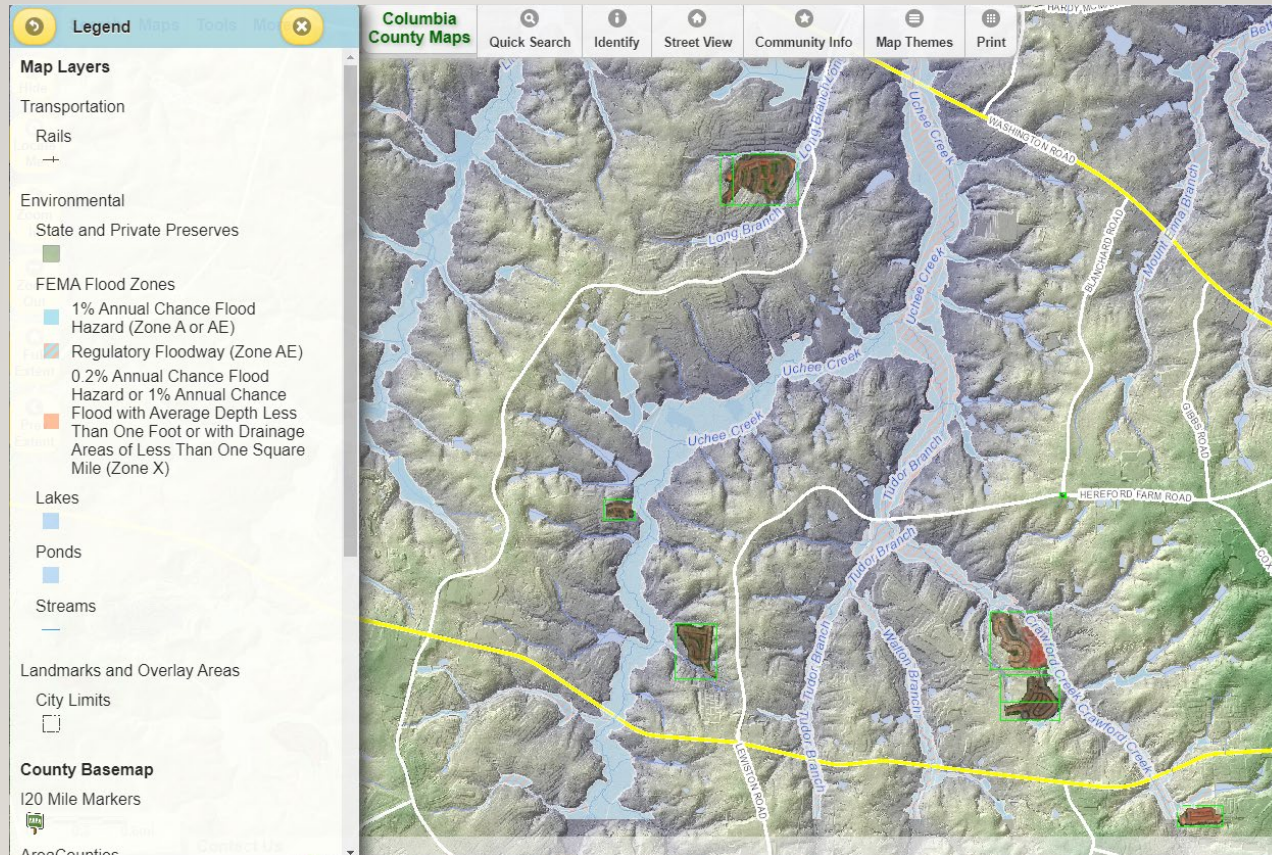
iv. Additional information layers available under the Map Layers function, accessed through the Maps menu in the upper left



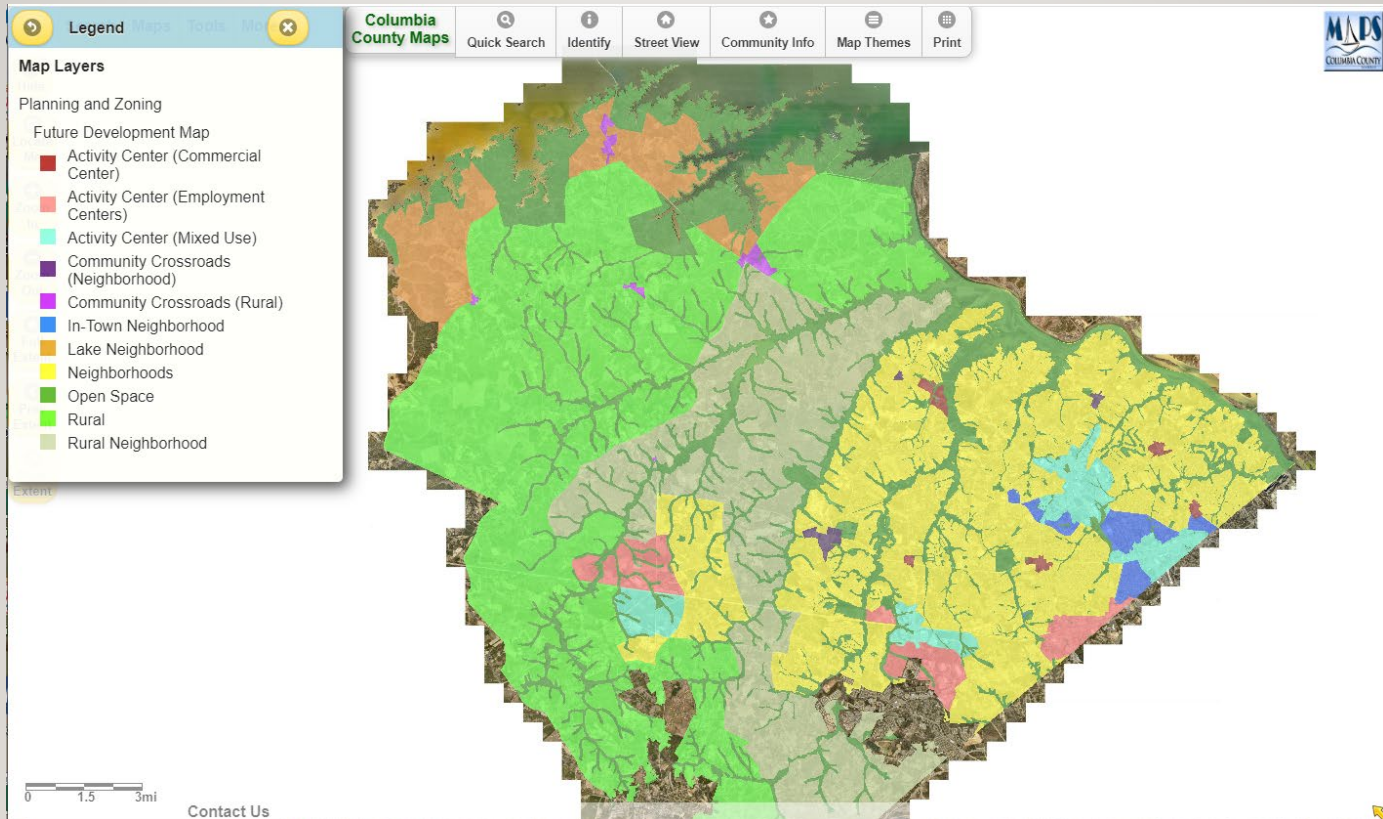
INTRO TO ZONING RESOURCES



INTRO TO ZONING RESOURCES



INTRO TO ZONING RESOURCES



ADDITIONAL CLASSES

- Zoning 201 : Residential Development & Zoning 201: Non-Residential Development (added April 2018)

Zoning Terminology

- Types of Residential Dwellings
 - Single Family Dwellings
 - Site Built Dwellings
 - Modular Building
 - Manufactured/Mobile



C-C (Community Commercial)

To provide for individual retail and service establishments and planned centers which cater to the community and regional shoppers and require access to major thoroughfares. Suitable for commercial growth corridors and community commercial centers.



Lot Requirements

Minimum Lot Size: 20,000 square feet

Minimum Lot Frontage: 100 feet

Minimum Front Setback: 125 feet from an arterial street
(measured from street centerline) 90 feet from a collector road
55 feet from all other streets
20 feet from a service drive
(measured from property line)

Minimum Rear Setback: 20 feet
(can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

Minimum Side Setback: 20 feet
(can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

ADDITIONAL CLASSES

- The Rezoning and Variance Process (added October 2018)

Step 2: Application Submittal

Check type of application →

Complete appropriate line for details; Code sections found from Municode →

Provide property information →

Provide proposed use →

Office Use Only

Date Received: _____

Public Hearing Date: _____

File #: _____

BOC Meeting Date: _____

Commission District: _____

ZONING APPLICATION

COLUMBIA COUNTY, GEORGIA

PLEASE SELECTION ONE

Type of Application: Rezoning Plan Revision Variance Variation Conditional Use

Date of Application: _____

Rezoning: The undersigned requests that the property described be rezoned from _____ to _____.

Plan Revision¹: The undersigned requests a revision to the current _____ zoning.

Variance²: The undersigned requests a variance to Section _____ of the Columbia County Code of Ordinances.

Variation³: The undersigned requests a variation to Section _____ of the Columbia County Code of Ordinances.

NOTE: Please see footnotes on the backside of this sheet.

PROPERTY INFORMATION:

Tax Map # _____ Parcel # _____ Address: _____

(For multiple properties, please use a separate sheet of paper.) Road Frontage: _____ feet on the North / South / East / West (circle one) side of _____. Property area is approximately _____ acres and is located _____ feet from the intersection of _____. The attached plat for the property was prepared by _____ and dated _____. The

PROPOSED USE (for rezoning):
If approved, the property will be used for the following purpose(s): _____

Step 4: Staff Review & Recommendation

Criteria 1 & 2

- Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.



RZ16-08-01 ZONING

Example: Rezoning from residential to commercial

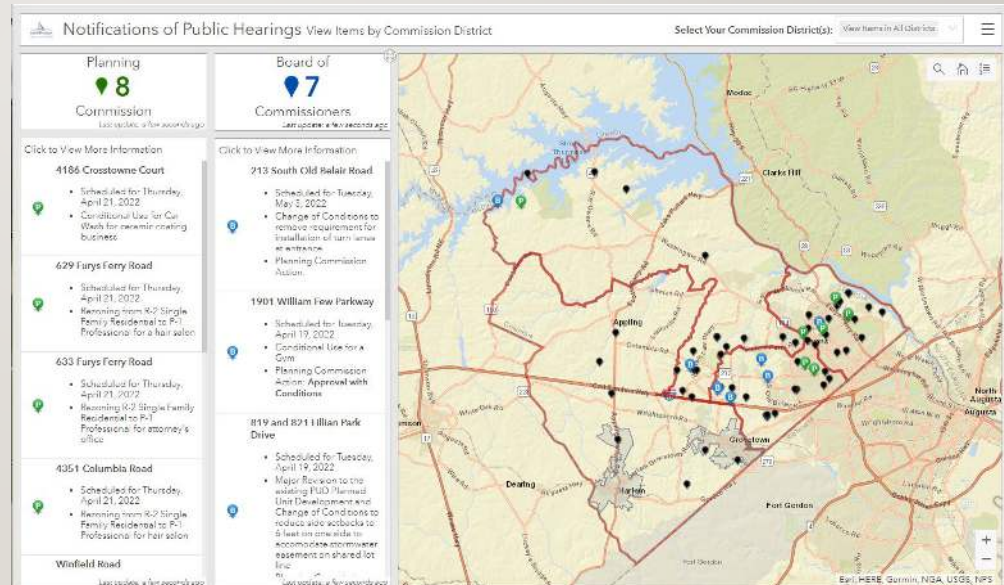


RZ18-04-02 ZONING

Example: Rezoning from residential to S-1 for tree service

ADDITIONAL ZONING RESOURCES

- YouTube recordings
- Public Hearings Dashboard



ADDITIONAL CLASSES

- Zoning 30I : Residential Development, & Zoning 30I : Non-Residential Development (added October 2018)

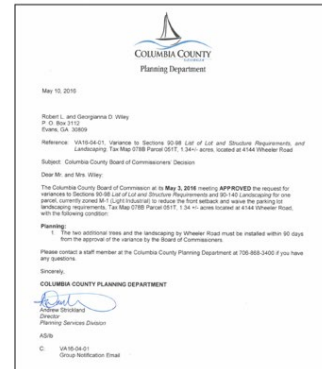
Developing a Subdivision

- Three steps – conceptual approval, preliminary plat, and final plat



Repurposing Property

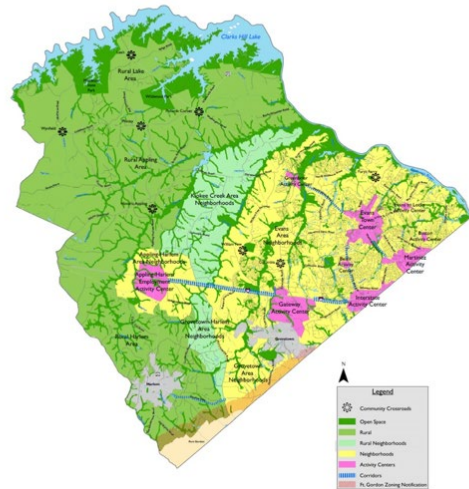
- Nonconforming Properties – formerly vacant property



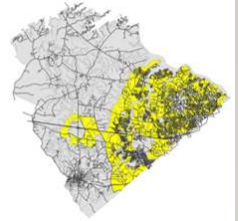
ADDITIONAL CLASSES

- Vision 2035 (added February 2019)

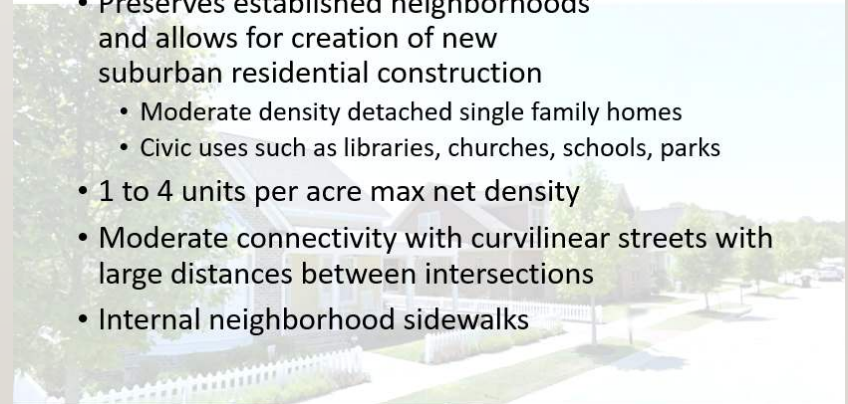
Future Development Map



Neighborhoods Character Area



- Preserves established neighborhoods and allows for creation of new suburban residential construction
 - Moderate density detached single family homes
 - Civic uses such as libraries, churches, schools, parks
- 1 to 4 units per acre max net density
- Moderate connectivity with curvilinear streets with large distances between intersections
- Internal neighborhood sidewalks



ADDITIONAL CLASSES

- Vision 2035 Update (2021, post-adoption of updated plan)
- Current Issues Q&A (new in 2022)
- Licensing & Permitting (planned for fall 2022)

OFF-SITE CLASSES



CE ACCREDITATION

Partners in Education Program (PIE)

The Georgia REALTORS® partners with local boards, associations, and GAR member brokers to provide affordable quality education. These classes are scheduled throughout the state and have varied topics.



CE ACCREDITATION

- Combines
 - Zoning 101
 - Zoning 201 : Residential Development
 - Vision 2035
 - The Rezoning and Variance Process

CE COURSE

Columbia County Zoning 101

	R-A	R-4	R-1	R-1A	R-2	R-3	R-3A	T-R	A-R10
Double Wide Mobile Home	Yes	Yes	✗	✗	✗	✗	✗	✗	✗
Single Wide Mobile Home	With 5ac	Req. CU	✗	✗	✗	✗	✗	✗	✗
Modular/Built Single Family home	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Duplex	✗	✗	✗	✗	✗	✗	Yes	Yes	Yes
Townhouse	✗	✗	✗	✗	✗	✗	✗	Yes	Yes
Apartment	✗	✗	✗	✗	✗	✗	✗	✗	Yes
Ancillary Dwellings	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Step 4: Staff Review & Recommendation

Case Studies



Example: Rezoning from RA to PRD

Status: Approved

CE COURSE

Allowed Uses Worksheet

When a client comes to you with a business or use in mind and asks you to help them find property, where do you look? One of the first steps should be to check the zoning! What zoning district(s) would your client need for the following uses?

Mobile/manufactured home _____

Vape shop _____

Dentist _____

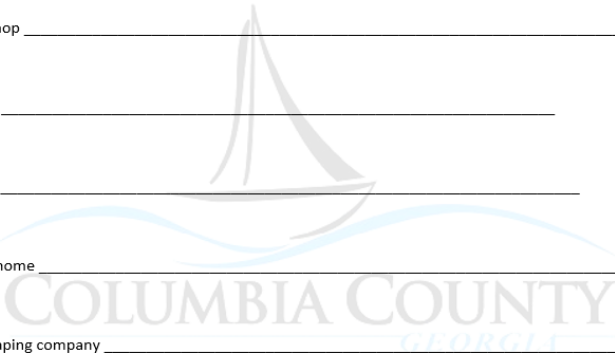
Church _____

Group home _____

Landscaping company _____

Car sales _____

Self-Service Storage _____



Rezoning Criteria

Smart Investors Check **All** Conceivable Expected Problems!

Suitable Use

Impact on Adjacent Properties

Current Usability

Adequate Public Services

Compatibility with Comprehensive Plan

Extenuating Circumstances

Property Rights

1. **Suitable Use** - Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. **Impact on Adjacent Properties** - Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
3. **Current Usability** - Whether the property to be affected by the zoning proposal cannot or should not be used as currently zoned.
4. **Adequate Public Services** - Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of public facilities or services, including but not limited to, existing streets and transportation facilities, water or sewer utilities, police or fire protection, or schools.
5. **Compatibility with Comprehensive Plan** - Whether the zoning proposal is compatible with the purpose and intent of the Vision 2035 Comprehensive Plan
6. **Extenuating Circumstances** Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
7. **Property Rights** - Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.

TOTAL OUTREACH

- 22 Zoning 101 Classes with 179 attendances
- 15 Zoning 201 Classes with 93 attendances
- 21 Zoning 301 Classes with 171 attendances

- 244 individual attendees with 449 separate attendances

REVIEWS

“Love it. All real estate agents should have to go to this class.”

“Enjoyed the series – will definitely tell others to participate”

“This is a good service provided by the County. Please continue in the future! Thank you!”

“Great service to the community! Thank you for your work. Great job!!”

“Enjoyed the class – keep them coming!”

“attendees can carry the concepts presented to other counties or municipalities”

“Thank you for an exceptional series of classes “



OUTCOMES

- More educated community
 - More specific questions
 - More awareness of zoning and the comprehensive plan
 - Networking/relationship building
- Introduction to Comprehensive Plan and its importance
 - Comprehensive Plan Update 2020 – 2021 had 1400+ people engaged
- Introduction to ARTS
- Understanding of the rezoning process

PERSPECTIVES FROM THE CLASS

- Jonathan Crawford
 - Realtor perspective
 - Developer perspective

PERSPECTIVES FROM THE CLASS

- Jonathan Crawford
 - Developer & lender interaction



PUD Revision, March 2022

PERSPECTIVES FROM THE CLASS

- Trey Kennedy
 - Relationship Manager/Lender
 - Credit/Underwriting
 - Risk Management

APPLICATIONS

- Do you see similar problems in your community?
- Do you get repeat questions?
- Can your community benefit from additional education?
- Does everyone know where to find your available information?

QUESTIONS

