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
Located just north of Augusta, Georgia on the South Carolina state line
INTRO TO COLUMBIA COUNTY

Population

- 4th fastest growing county in Georgia
- Fastest growing county in the CSRA
INTRO TO COLUMBIA COUNTY

Home to Evans, Money’s number one pick for Best Places to Live for 2020 - 2021
INTRO TO COLUMBIA COUNTY
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

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
  - 40,000sf for R-1 (30,000sf if sewer service is provided)
  - 20,000sf for R-1a
  - 10,000sf for R-2
  - 7500sf for R-3
- Allowed uses are primarily single family residential
  - Mobile homes are not allowed
  - Secondary homes must be under 1800sf and are permitted on lots larger than 20,000sf
  - 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
    ▪ 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
  - Existing lots may be used as outlined for R-A lots

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
INTRO TO ZONING RESOURCES

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 additional 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

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

### 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.

### Use Category

<table>
<thead>
<tr>
<th>Specific Use</th>
<th>Commercial and Industrial</th>
<th>Definition/Standards</th>
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<td>C-C</td>
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<td>S-1</td>
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</table>

**Agricultural Uses**

- All agriculture, except as listed below: C
- Barn, pole barn, storage structure: C
- Small-scale agriculture: C
- Timber harvesting: C

**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. Alternatively, 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
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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.

<table>
<thead>
<tr>
<th>Lot Requirements</th>
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<tbody>
<tr>
<td>Minimum Lot Size:</td>
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<tr>
<td>20,000 square feet</td>
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</tbody>
</table>

| Minimum Lot Frontage:                |
| 100 feet                              |

| Minimum Front Setback:               |
| 125 feet from an arterial street      |
| 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

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.

Step 4: Staff Review & Recommendation

Example: Rezoning from residential to commercial

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

- YouTube recordings
- Public Hearings Dashboard
ADDITIONAL CLASSES

• Zoning 301: Residential Development, & Zoning 301: 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

<table>
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<tr>
<th></th>
<th>R-A</th>
<th>R-4</th>
<th>R-1</th>
<th>R-1A</th>
<th>R-2</th>
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<th>R-3A</th>
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<tr>
<td>Single Wide Mobile Home With 5ac</td>
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<td>Modular/Built Single Family home</td>
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<td>Ancillary Dwellings</td>
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### 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.”

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

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

“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