



STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Bryce Jaeck, Planner
April 14, 2022

APPLICATION INFORMATION

Parcel Identification Number:	Portion of tax parcel 036E 008
Physical Address:	Carmichael Rd
Applicant / Owner:	Gregg Bayard/Madison Bypass Holdings, LLC
Zoning Action Requested:	Map Amendment
Campaign Contributions:	None filed
Conflict of Interest:	None filed

INTRODUCTION

The applicant is seeking to rezone a portion of tax parcel 036E 008 from Estate Residential (R) to Small Lot Residential (R4). The intent is to develop 16.97 acres as a single family (detached dwelling) development of 40 units. The applicant's attached as site plan shows 44 parcels along with a club house lot, but four of these lots are intended to serve as stormwater infrastructure. Final selection of these infrastructure locations is contingent upon final engineering plans. The development will share a new ROW accessing Carmichael Road, which will be shared with Carmichael Commons.

The applicant is planning on this development being a Low Income Tax Housing Credit (LIHTC) development. The intent is to apply for the 2023 LIHTC cycle. The houses will be a mixture of house sizes, of which 75% will have rents set using Average Median Income (AMI). The remaining 10 houses will be market rate housing. A requirement of this process is the establishment of long term covenants to ensure compliance with the LIHTC program. The proposed subdivision name is Prior Farms. The intent is to construct LEED certified housing.

ZONING HISTORY

The property has been zoned R since 2011. A portion was rezoned Planned Residential District (PRD) in 2022 for the development of attached dwelling units.

STANDARDS FOR REVIEW (SECTION 1121.8)

<i>Standards</i>	<i>Staff Comment</i>
<i>(1) the location, present use and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned;</i>	The property is undeveloped and is zoned Estate Residential (R). The property has remained undeveloped since the 2005 R designation. A portion of this property (11 acres) was zoned Planned Residential District (PRD) in 2022, with a portion fronting the road retaining the R zoning. The applicant is in the process of clearing the necessary paperwork for the LIHTC program for this development.
<i>(2) the proposed use and zoning classification of the subject property;</i>	The applicant is seeking a rezone from Estate Residential (R) to Small Lot Residential (R4).
<i>(3) the existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property;</i>	<p>The property to the south (the remainder of the tract) is zoned R and is undeveloped. The lots to the west are zoned General Commercial (C3) and include an auto dealer, mini storage facility, and a former manufactured home dealership. To the northwest is a portion of the greenspace for a shopping center, also zoned C3. To the north is Beacon Heights Baptist Church which is zoned R. To the northeast is the Carmichael Commons, a PRD development.</p> <p>There are no foreseeable adverse impacts on the C3 properties. The PRD is a separate Parallel project which will provide part of the ROW needed to subdivide this property. The owner of this tract, Madison Bypass Holdings, owns the remainder of the parcel. Per the site plan, the lot</p>

	adjacent to the Beacon Heights Baptist Church will be undeveloped to act as a buffer.
<i>(4) whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel;</i>	The property will be accessed via a new ROW that is planned to serve Carmichael Commons and connect to Carmichael Road. All new infrastructure will need to be designed to city standards, built by the applicant, and approved by the City Engineer after completion. The area is within the City's utility service area.
<i>(5) whether the zoning proposal is consistent with the Comprehensive Plan, or other city-adopted plans (e.g, Major Thoroughfare Plan, Urban Redevelopment Plan, GreenPrint Plan, etc.); and,</i>	<p>The Comprehensive Plan shows the majority of the area as part of the Traditional Residential Area – Modern Subdivisions. R4 is compatible for this character area and single-family homes are listed as an appropriate use. Additionally, if approved, this request would provide private amenities and a homogenous scale and size which are valued characteristics for this character area.</p> <p>(NOTE - A portion of this tract is in the Commercial Investment Areas – Interstate Commercial Corridor. This was included at the time of adoption to accommodate either expansion or redevelopment of the commercial properties fronting Eatonton Road. (One of these is undeveloped, and the other two active uses may have considered expansion in the future). A small portion is in the Community Service Areas. Given this tract is where the three meet, and that the majority is residential in character as well accessing the rest of the city through a residential character areas, it seems best to view this as Traditional Residential Area – Modern Subdivisions).</p>
<i>(6) whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or denial of the zoning proposal.</i>	This development will provide workforce housing, one of the desired elements in the Comprehensive Plan.

SUMMARY

Staff advises that any motion to recommend:

APPROVAL of the map amendment to rezone based on the evidence, testimony, documents, and/or applicable standard(s):

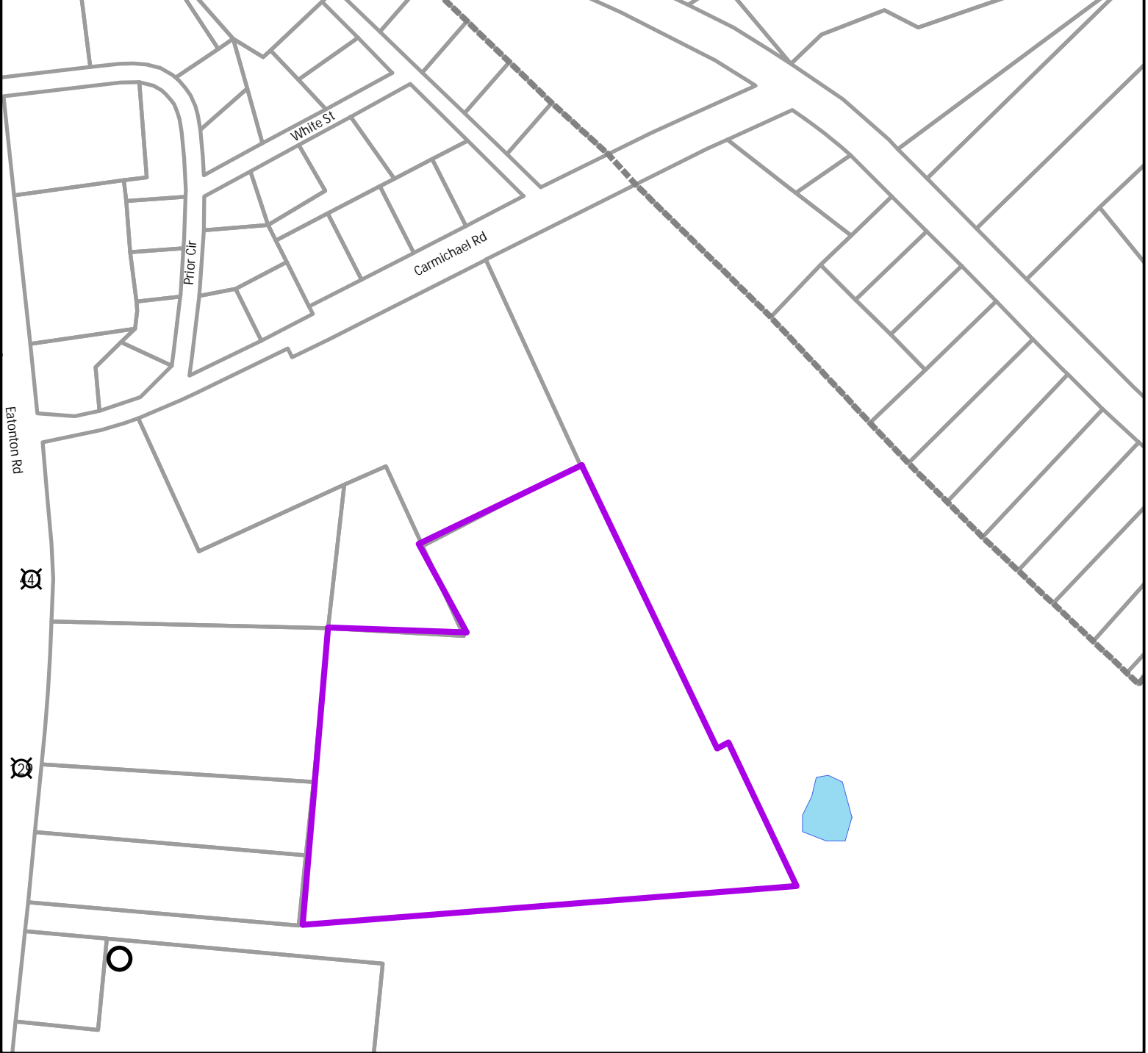
DENIAL of the map amendment to rezone based on the evidence, testimony, documents, and/or applicable standard(s):

City of Madison
 Main Street & Planning Department
 Bryce Jaeck, Planner
 162 N. Main Street – P.O. Box 32 – Madison, GA 30650
 (706) 342-1251 x1226
bjjaeck@madisonga.com

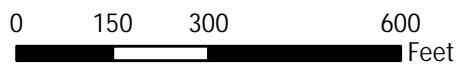
All materials submitted by the applicant are available at City Hall or online at <http://www.MadisonGA.com/Zoning>. Staff will have copies of these materials at all public hearings.

Legend

- Portion of 036E 008
- City Limits
- Railroads
- Tax Parcels



1 inch = 300 feet 1:3,600 Produced by MadGIS 4/17/2023.



Parcel 036E 008
Aerial