

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Old Guard Road Residential Development-Variance for Cul-de-Sac Length
AGENDA SUMMARY:	Approval is requested for granting a variance to Section 7.8.3.H.1 of the Unified Development Ordinance (UDO) excusing the requirements for Design Standards for Streets, Maximum Length for Dead End Streets and Cul-de-Sac.
INITIATED BY:	Department of Engineering

Recommendation: Approval is requested for granting a variance to Section 7.8.3.H.1 of the Unified Development Ordinance (UDO) excusing the requirements for Design Standards for Streets, Maximum Length of Dead-End Streets and Cul-de-Sac.

Background: Steve Corbett, developer, plans to develop a 53+acre portion of his property on Old Guard Road as a residential development with one-plus acre lots. The development will include one new public street which terminates in a cul-de-sac.

Analysis: The Developer is requesting a variance to construct a 950 linear ft cul-de-sac street which exceeds the UDO requirements that specifies a maximum length of 750 ft. The variance is based on the existing topography on the site. A variance will allow the developer to maximize use of the ridge and provide natural house sites while minimizing earthwork and land disturbance.

Financial Considerations: The City would accept the new public streets and infrastructure for maintenance.

Legal Considerations: Council has the authority to grant variances to Design Standards.

Recommendation/Action: Approval is requested for granting a variance to Section 7.8.3.H.1 of the Unified Development Ordinance (UDO) excusing the requirements for Design Standards for Streets, Maximum Length of Dead-End Streets and Cul-de-Sac.

A RESOLUTION

NO.

A RESOLUTION OF THE COUNCIL OF COLUMBUS, GEORGIA, GRANTING A VARIANCE REQUEST FOR OLD GUARD ROAD RESIDENTIAL DEVELOPMENT MADE PURSUANT TO SECTIONS 7.8.4 .C.1 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) OF COLUMBUS, GEORGIA.

WHEREAS, Steve Corbett, developer, plans to develop a 53 + acre residential development on Old Guard Road with one plus acre lots; and,

WHEREAS, the developer has submitted a variance request for Sections 7.8.4.C.1 of the UDO which specifies a maximum street length of 750 ft.; and,

WHEREAS, the developer proposes to construct a new street with a length of 950 linear ft in order to work with the existing topography in the area:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF COLUMBUS, GEORGIA, AS FOLLOWS:

The request for a variance to the UDO Section 7.8.4.1 to exceed the maximum length of a cul-de-sac is hereby authorized,

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____ July 2020 and adopted at said meeting by the affirmative vote of ten members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Thompson voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, Mayor