



TEXT AMENDMENT

FILE: ORD 05-03-02

CORRIDOR PROTECTION
OVERLAY DISTRICT

Text Amendment Information

Chapter	90 (Zoning)
Amendment	Create provisions for a Corridor Protection Overlay District with the actual location or locations to be decided at a later date
Planning Committee Date	February 28, 2005
Public Hearing Date	March 31, 2005
Recommendation	Approval

Summary and Recommendation

In the February 28th Planning and Development Services Committee meeting, staff updated the members on the progress of a corridor overlay district for major roads in Columbia County. The process of establishing a Corridor Overlay in Columbia County was initiated by the Board of Commissioners to preserve the appearance of the county's transportation corridors. The adoption of standards for parking, landscaping, tree density and aesthetics is necessary to ensure that future development will not degrade the existing character of the county's roadways and will maintain or enhance the ability of the corridors to serve as cultural assets for the residents and visitors of Columbia County.

Although eventually the hopes are to establish separate requirements for corridors verses Town Centers, Planning staff is recommending that certain requirements of the Evans Town Center Overlay can be applied to the corridors where these regulations would be appropriate. These would include landscaping, screening of mechanical and waste equipment, façade treatment. With the addition of low hedges to screen parked vehicles along the road, the adoption of the Evans Town Center regulations will result in a higher standard of buildings along the corridors as well as a more aesthetically pleasing corridor. The application of the tree density requirements along the corridor will also provide an improved environmental quality for the corridor as well as neighboring properties. The restrictions on outdoor display will limit the visual distraction on drivers and contribute to the overall aesthetic desired on the county's transportation corridors.

The following are the four implementation strategies and affected code changes:

- Implement Evans Town Center Overlay architectural façade and screening provisions
- Implement Evans Town Center Overlay tree density provisions
- Implement the additional provision to require a 30" high evergreen screen along all landscaping strips between parking or loading areas and road frontage, provided that sight distances as required by the County Engineer are not blocked. (90-140 b.1.e)
- Implement the additional provision limiting the amount and type of permitted outdoor display

As staff considered the fact that more stringent façade treatment would be required within the overlay corridors, it occurred to us that outdoor display of metal buildings and other products is currently allowed by conditional use. Thus, the principal commercial building might be held to a higher architectural standard, but metal storage buildings of lower standard could be put on display nearer to the road. Staff believes this provision will require tightening up on the outdoor display provisions.



TEXT AMENDMENT

FILE: ORD 05-03-02

CORRIDOR PROTECTION
OVERLAY DISTRICT

The proposed text change will only establish the Corridor Protection Overlay. Future actions will locate or map the placement of this Overlay District. Staff recommends the approval of the following text amendment change:

Text Amendment

The Corridor Protection Overlay District

(a) The Corridor Protection Overlay (CPO) is established to provide for and encourage the creation of a corridor with a unique identity, and to protect public health, safety and welfare through the preservation of the county's transportation corridors. The adoption of standards in the CPO for screening, landscaping and aesthetics is necessary to ensure that future development will not degrade the existing character of the county's roadways and will maintain or enhance the ability of the corridors to serve as cultural assets for the residents and visitors of Columbia County. Urban design features such as lighting, coordinated signage, street furniture and landscaping should be used to provide visual cues that tie the corridor together. The screening and landscaping requirements within the CPO are important in protecting motorists by limiting distracting visual clutter and promoting corridor appearance and character. The intent of the design review process is to assure respect for the character, integrity and quality of the built environment of the CPO; it is not intended to stifle compatible innovative architecture or beneficial economic development.

(b) Property located in the CPO shall be subject to the requirements, restrictions and limitations for the zoning district in which each property is located (i.e. C-1, C-C, C-2, C-3, etc.) subject to modifications made thereto by the requirements, restrictions and limitations set forth in this section for the CPO. Such property shall also be subject to the requirements, restrictions and limitations as herein set out which apply to the CPO.

Property located in the CPO shall be subject to:

- a. The building exterior elevation requirements stipulated in 90-96(b)(1), but shall not be subject to the provisions of that section pertaining to openings, arcades and setbacks.
- b. The provisions of 90-96(b)(2) pertaining to roofs, (3) pertaining to gutters, (5) pertaining to doors, except that all commercial buildings may be allowed overhead doors on side yards regardless of building size, (7) pertaining to fences and landscaping walls, (8) pertaining to outbuildings and accessory structures, (10) pertaining to screening of mechanical equipment, garbage equipment and similar objects, and (11) pertaining to screening of loading and delivery areas.
- c. Outdoor display is limited to 20% of the entire area of the property. Products for outdoor display may not be metal structures or objects, excluding auto and truck sales and rentals.

(c) In order not to stifle compatible innovative architecture or beneficial economic development, the Columbia County Planning Commission may review site plans, building plans and landscape/tree protection plans for any project in the CPO which do not meet the standards and requirements of this section, and may approve variations from those standards and requirements if the planning commission finds that the variations permitted will not materially alter the unique identity and character of the CPO, materially interfere with the architectural compatibility and aesthetic harmony of structures located within the CPO or otherwise materially adversely affect the appearance or



TEXT AMENDMENT

FILE: ORD 05-03-02

CORRIDOR PROTECTION
OVERLAY DISTRICT

environment of the CPO. Prior to approving such a variation, the Columbia County Planning Commission shall hold a public hearing advertised in the same manner as a public hearing for a variance application under section 90-179(c) of this chapter. Any person who appears at such public hearing and supports a position contrary to the actions taken by the planning commission may appeal the action of the planning commission to the board of commissioners of Columbia County by filing a written notice of such appeal with the clerk of the board of commissioners and the Director of the Columbia County Planning and Development Services Division. The notice of appeal must be so filed within seven days of the date of the meeting at which the planning commission voted to take the action being appealed from. The board of commissioners shall hear such appeal at a regular or special meeting within 30 days of the date the notice of appeal is filed. The action of the board of commissioners shall be final.

Sec. 90-140. Landscaping

(b)(1)e. Property located in the Corridor Protection Overlay district (CPO) shall plant a 30" high evergreen hedge in the landscaping strip to shield parked cars and loading areas from the corridor. This hedge shall be continuous and reach its full 30" height within two growing seasons from the date of planting.

