

ORDINANCE NO. 06-10

ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA AMENDING SECTION 90-100 OF THE CODE OF ORDINANCES OF COLUMBIA COUNTY, GEORGIA TO ADD THERETO SUBSECTION (f)(2) CREATING THE BELAIR/COLUMBIA NODE PROTECTION OVERLAY DISTRICT, TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL ANY CONFLICTING ORDINANCES

THIS ORDINANCE adopted by the Board of Commissioners of Columbia County, Georgia (the "Board").

WHEREAS, the Board desires to amend Sections 90-100 of the Code of Ordinances of Columbia County to create the Belair/Columbia Node Protection Overlay District (the "Belair/Columbia NPOD") in accordance with the provisions of Section 90-100;

WHEREAS, the Board finds that the area surrounding the intersection of Belair Road and Columbia Road is developing into an area of concentration of commercial uses to the extent that it is in the best interests of the general welfare of the public that it be designed to be a concentrated activity center for the location of more intense land uses; and

WHEREAS, the Board finds that it would be in the best interest of the general welfare to establish design guidelines for the Belair/Columbia NPOD to ensure compatibility of its development, to improve the market image and establish a unique style and character of the Belair/Columbia NPOD, to improve pedestrian, bicycle and vehicular access, to preserve and enhance the aesthetics within the Belair/Columbia NPOD, to create clear transitions between the commercial area and the surrounding residential neighborhoods and to create a gateway to Columbia County from the Interstate 20/ South Belair Road interchange;

NOW, THEREFORE, BE IT ORDAINED by the Board, and it is hereby ordained by authority of the same as follows:

Section 1. Belair/Columbia Node Protection Overlay District There is hereby adopted a new subsection to Section 90-100 of the Code of Ordinances of Columbia County, Georgia which shall be designated subsection 90-100 (f) (2) and shall read as set forth in Exhibit "A" attached hereto and incorporated herein.

Section 2. Effective Date. This Ordinance shall become effective upon its adoption.

Section 3. Conflicting Ordinances. Any Ordinances or portions of Ordinances in conflict with this Ordinance are hereby repealed to the extent necessary to eliminate such conflict.

[Signatures on the Following Page]

ADOPTED _____, 2006, following approval on a first and second reading.

**BOARD OF COMMISSIONERS OF
COLUMBIA COUNTY, GEORGIA**

By: _____
Its Chairman

Attest: _____
Its Clerk

[COUNTY SEAL]

Exhibit "A"

Section 90-100(f)(2). There is established the Belair/Columbia Node Protection Overlay District ("Belair/Columbia NPOD") which shall be subject to all of the provisions of this Section 90-100. The boundaries of the Belair/Columbia NPOD and the land included therein shall be as shown on a map of the Belair/Columbia Node Protection Overlay District prepared by the Planning and Columbia County Development Services Division dated October ____, 2006, which is incorporated herein by reference and which shall be incorporated into the then current Official Zoning Map of Columbia County, which is also incorporated herein by reference. If a tract of land which is in the Belair/Columbia NPOD is combined with a tract of land which is not in the Belair/Columbia NPOD, the entire combined tract shall automatically be included in the Belair/Columbia NPOD except for any portion of such combined tract which is located in any of the single-family residential zoning districts. Any buildings, structures, signs or uses in the Belair/Columbia NPOD which existed on _____, 2006 which are not in conformance with the requirements for the Belair/Columbia NPOD shall be treated as nonconforming buildings, structures, signs or uses pursuant to section 90-132 of this chapter. The properties within the Belair/Columbia NPOD shall be subject to the following requirements, restrictions and limitations:

A) Architectural Style

The architectural style for the Belair/Columbia NPOD is Traditional Southern Vernacular. This style reflects native styles and local architectural models are found in historic town centers such as downtown Augusta or Athens. Buildings would be no more than 50 feet wide without variations in massing, height, material, and façade ornamentation used to break up large buildings so they appear as a series of smaller buildings. Features of southern vernacular commercial architecture:

- I. Parapet walls
- II. Cornice lines at top of facade
- III. Decorative patterns in brick arrangements or by using varied materials
- IV. Columns or pilasters
- V. Store front windows
- VI. Awnings
- VII. Arcades

B) Materials

Materials shall be traditional construction materials such as brick, stone, stucco, or natural wood. Materials that are not permitted include metal, composites, plastics, and vinyl or aluminum siding. Metal may be used for roofing materials.

C) Colors

Colors are required to reflect traditional materials. Predominantly neutral and earth tones reflecting traditional materials are recommended, with trim colors usually in a white or black. No more than three colors may be used for each facade.

D) Massing, Scale, and Height

Human-scale details are encouraged. Human-scale detail can be provided by the use of smaller scale windows and doors. Patterns of brick or patterns of materials create additional detailing. Variations in material or design at the top and bottom of columns also provide visual detail. Cornice lines and other horizontal lines provide a variation in material and color as well. To create a human-scale, large buildings must be broken into smaller masses. At the same time, buildings must have sufficient height to create an architectural presence.

- I. Every building must have a change in height and setback every 50 feet minimum. Usually these changes should occur along with changes in the façade materials.
- II. Storefronts wider than 70 feet must have a height element, a piece of the building that is higher than other surrounding pieces. Usually this height element should be in the center of the building, though it may also be placed at the corner.
- III. The minimum height of the highest point on the facade must be 18 feet, while the minimum average height for the facade must be at least 15 feet.
- IV. The use of parapet walls is encouraged to hide utilities located on the roof.
- V. The maximum height for all buildings is 55 feet.

E) Facades, Side, and Rear

Human-scale detail and variation must be used to make facades interesting and inviting. Facades must be detailed and varied through the use of windows, doors, awnings, materials, height and pattern. The rear and sides of a building may be less detailed so long as they are not visible from the public right-of-way or other private properties.

- I. The facade must vary a minimum of every 50 feet with a change of material, height, or decorative pattern.
- II. A detailed cornice is required at the top of every facade.
- III. The cornice line itself is a decorative horizontal element.
- IV. The regular use of columns or pilasters is strongly encouraged.
- V. Columns must have variation of material or thickness to indicate their base and capital and must occur at least every 15 feet.
- VI. Columns must be used when the building provides an arcade.
- VII. Other permitted materials may be used on the side and the rear so long as these areas are not visible from the public right-of-way or other private properties.
- VIII. If the rear or side is visible from the public right-of-way or adjacent properties, the same material must be used on these sides and decorative patterns of materials, windows, awnings, and columns must be continued to these visible areas.

F) Windows and Doors

Windows and doors are important architectural elements that create visual interest and are channels for interaction between indoor and outdoor space. Creating repetitive but varied patterns of human scaled windows and doors is an effective way to break down large-scale facades.

- I. The main entryway must be marked with a prominent entry feature, such as columns, awnings, or a raised architectural element.
- II. Human-scale doors are encouraged.
- III. Doors made of glass with surrounding windows are encouraged.
- IV. Store front displays of goods are encouraged.
- V. Signs in store front windows that block views into the store are discouraged.
- VI. Each building must have a minimum of 20 percent glazing (glass covered areas).
- VII. Tinted and darkened glass is not permitted.

G) Roof Form

Traditional Southern Vernacular architecture is often defined by the use of parapet walls. Parapet walls increase the sense of presence of the building, screen rooftop utilities, and serve as an opportunity for ornamentation.

- I. Parapet walls must screen all roof equipment.
- II. Parapet walls must be made of the same material as the building facade, though the cornice material may vary.
- III. Metal parapet walls are not permitted.
- IV. The parapet wall must vary in height at least one foot for every 50 feet of length.
- V. Decorative variations in the shape and height of the parapet wall are encouraged.
- VI. As an alternative to using parapet walls, sloped roofs are also permitted. All sloped roofs must meet in a clear roof line or peak.

H) Arcades and Awnings

All buildings must have either regular arcades or awnings. These are important decorative elements that also provide shade and shelter for pedestrians.

I. Arcade Regulations:

- a. Arcades must span at least half of the length of the facade.
- b. Arcades must be integrated into the building facade and be composed of the same materials as the facade.
- c. No separate arcades that are attachments to the facade are permitted.
- d. All arcades must be supported by decorative columns composed of material used elsewhere in the facade.

- e. Arcades must provide at least 8 feet of clear walking distance between the facade and the face of the columns supporting the arcade.

Regular awnings may be used instead of arcades.

II. Awning Regulations:

- a. Awnings must cover at least half the length of the facade.
- b. Awnings must be rectangular in shape, made of canvas, and of a single color. A second color may be used for store name.
- c. Canvas awnings must be maintained in good condition.
- d. The store name may be included on awnings, but no other writing is permitted.

I) Site Design

I. The main goals for site design in the Belair/Columbia NPOD are to improve the level of landscaping, improve pedestrian circulation, and to break up large parking areas.

- a. Site designs that place a portion of the parking behind the building are encouraged to break up large parking areas.
- b. Creating designated pathways and driveways for interparcel access between commercial parcels for pedestrians and vehicles is encouraged.
- c. The number of curb cuts off of major thoroughfares such as Columbia Road and Belair Road should be minimized, and the distance between curb cuts should be adequate to allow efficient traffic flow.
- d. All parking areas must have at least one shade tree for every 12 parking spaces.

(II) The basic components of site design at the Belair/Columbia NPOD are:

- a. A streetscape at the front of the site, adjacent to the street
- b. A parking area behind the streetscape and in front of the building
- c. A retail promenade behind the parking area and directly in front of the building
- d. The commercial buildings
- e. Loading and other service areas behind the buildings
- f. Buffers where necessary at the back of the site

(III) Pedestrian Access

One of the goals of the Belair/Columbia NPOD is to improve the quality and safety of pedestrian access. Pedestrian access from the sidewalk and between parcels should be considered during site design, and pedestrian routes must be designated in the site plan.

- a. Continuous pedestrian access must be provided from the sidewalk to the primary building entrance.
- b. Pedestrian pathways must be a minimum 5 feet in width.

- c. Where a pedestrian route crosses a vehicular circulation area, signs and pavement markings must be provided to indicate to drivers that they are crossing a designated pedestrian route.
- d. Pedestrian access routes must not involve substantial grade changes or other obstacles to safe pedestrian access.
- e. If the pedestrian path runs along the edge of a parking area, a minimum 3-foot grass or planted buffer must be provided in addition to the 5-foot walkway. This ensures that cars do not infringe upon the walkway area.

J) Retail Promenade

Creating a retail promenade will enhance the shoppers' experience and improve the image of the Belair/Columbia NPOD. The retail promenade consists of a pedestrian area, plantings, and street furniture all provided immediately in front of the building facade. This creates a place for shoppers to walk and possibly take breaks during their shopping experience.

- I. The retail promenade must be a minimum of 8 feet in width, with an average width of 10 feet.
- II. Landscaping and/or street furniture is required on at least 10 percent of the retail promenade.
- III. Paved surfaces shall be of materials that blend with nearby building materials and landscaping materials. Asphalt may not be used for any part of the promenade.
- IV. Any covered arcade area qualifies as part of the retail promenade.

K) Streetscapes

Streetscapes serve to improve the public appearance of the Belair/Columbia NPOD and to enable pedestrian and bicycle access. A consistent streetscape across different properties ties together a unified design theme for the Belair/Columbia NPOD and will help to define it as a gateway to the county.

(I) The streetscape consists of three parts:

- a. A landscape buffer to set the pedestrian area back from the road (Street Buffer)
- b. The sidewalk
- c. A second landscape buffer to shield the view of parking areas (Parking Buffer)

(II) Streetscape Regulations:

- a. The Street Buffer must be a minimum of 5 feet in width.
- b. Lights must be placed every 40 feet in the Street Buffer.
- c. Every other light in the Street Buffer must be a shorter, pedestrian-style light of a kind that matches the street lights.
- d. Both pedestrian and street lights must be capable of accommodating decorative banners to mark events or create a sense of a gateway into Columbia County.
- e. The Parking Buffer must be a minimum of 5 feet in width.

- f. The Parking Buffer must be planted with continuous shrubs or hedges a maximum of 30 inches in height.
- g. The Parking Buffer must have street trees planted every 40 feet on center minimum.
- h. The sidewalk area must be a minimum of 5 feet in width, and the 5-foot width must be clear of any obstacles.
- i. All trees planted for streetscape requirements must be 4-inch caliper minimum at time of planting.
- j. All street trees along Belair Road must be Red Maples.
- k. All street trees along Columbia Road must be Red Maples.
- l. Street and pedestrian lights must be historic and decorative in character.

L) Street Furniture

The use of high-quality street furniture throughout the Belair/Columbia NPOD will create a sense of long-term investment. Consistent street furniture will help to unify the design character of the Belair/Columbia NPOD. Developers must select street furniture that is similar in design, materials, and color. Street and pedestrian lights must be capable of accommodating banners.

Specified street furniture includes:

- I. Street lights
- II. Pedestrian lights
- III. Planters
- IV. Fencing
- V. Bollards
- VI. Benches
- VII. Garbage cans

M) Lighting

Lighting must be designed to minimize light intrusion onto neighboring properties and to preserve dark night skies. Lighting Regulations:

- I. Full cut-off light fixtures are required for all street and pedestrian lights.
- II. Parking lot light fixtures must be no more than 26 feet in height.
- III. Pedestrian light fixtures must be no more than 14 feet in height.
- IV. Taller lighting is permitted along public roadways where required by the Department of Transportation.
- V. White spectrum lighting that preserves true color perception is required.
- VI. Accent lighting to highlight architectural and landscape elements is encouraged.

N) Sign Guidelines

Signs, while important, should generally be subordinate to architectural and landscape features. Signs must integrate with architectural features by matching in scale and materials with surrounding buildings.

- I. All signs must be made of quality, durable materials.
- II. Signs must coordinate with architecture in terms of materials and scale.
- III. Development signs mark the entrances to commercial complexes:
 - a. Monument style signs are required with a maximum height of 20 feet.
 - b. The total size of the sign face or message area shall be no more than 200 square feet, and the entire sign structure shall be no more than 300 square feet.
 - c. Listing of individual tenants is discouraged. If a list is provided, consistent foreground and background color must be used throughout the sign and must coordinate with the colors used in the commercial development.
- IV. Wall-mounted signs are signs posted on buildings to advertise specific stores:
 - a. The maximum letter height may be no more than 20 percent of the facade height or 48 inches, whichever is smaller.
 - b. Wall-mounted signs must align with other facade elements, such as doorways and windows.
- V. Other Sign Regulations:
 - a. Each business may have no more than three signs total.
 - b. Signs that are not permitted include billboards, pole signs, banners, neon signs, balloon signs, flashing signs, moveable-type signs, and search lights.

O) Buffers and Fences

Landscaped buffers are required between any single family residential use and any non-single family residential use as well as between multifamily residential and commercial or industrial uses.

- I. A 20-foot buffer is required between single family residential uses and any other land use.
- II. A 20-foot buffer is required between multifamily residential uses and commercial uses
- III. The landscaped buffer shall consist of a continuous wall of mature evergreen shrubs.
- IV. Parking, storage, or other similar uses are prohibited in the buffer area.
- V. A solid wooden fence must also be used for screening at the edge of the buffer, and it must be 6 feet in height.
- VI. Barriers and buffers between commercial properties are not encouraged except where necessary for security. In fact, provisions shall be made to promote pedestrian and vehicular access between adjacent commercial developments.

P) Fencing Regulations:

- I. Fencing must be opaque.

- II. Preferred fence material is pressure treated natural wood. Brick and stone walls may be used instead of fencing.
- III. Fences that do not serve a screening purpose may be painted aluminum tubing.
- IV. Fences must be no more than 6 feet tall except when they are used to screen dumpsters and utilities, in which case they can be a maximum of 8 feet in height.

Q) Other Requirements

Commercial developments in the Belair/Columbia NPOD must not present visual blight to any public right-of-way or any residential property. Preventing visual blight can best be done primarily by proper site design and secondarily by screening. The following regulations apply:

- I. Utility wires must be buried by the developer for any new commercial development with more than 150 feet of frontage on Columbia Road or Belair Road. High voltage utility wires are excluded from this requirement.
- II. Outdoor storage of merchandise or materials is not permitted.
- III. Utilities and dumpsters must be out of view of both the public right-of-way and nearby residential properties.
- IV. Loading and service areas must be out of view from public rights of way.

Definitions: The terms used in this Section shall have the meanings as follows:

- I. Arcade - A covered walk, lit from the top, lined with shops or offices on one or more levels.
- II. Awning - A roof-like covering of canvas, or the like, oft en adjustable, over a window, door, etc. to provide protection against the sun, rain, and wind.
- III. Base - The lowest visible part of a building, oft en distinctively treated.
- IV. Capital - The topmost structure member of a column, pilaster, anta, or the like, often decorated.
- V. Column - In classical architecture, a cylindrical support consisting of a base, shaft, and capital
- VI. Cornice - The exterior trim of a structure at the meeting of the roof and wall; any molded
- VII. projection which crowns or finishes the part to which it is affixed.
- VIII. Development Sign - Free-standing sign that indicates an entire development.
- IX. Facade - The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

- X. Full Cut-Off Light Fixture - A light fixture where no light is shed above the horizontal line of the head of the light fixture.
- XI. Glazing - The glass surface of an opening; a window or door with glass.
- XII. Height Element - A part of a building where the facade raises to a greater height than adjacent parts of the building.
- XIII. Human Scale - The arrangement of structures, spaces, and details in a way that relates well to the proportions of the human body and its normal operations.
- XIV. Interparcel Access - Routes for vehicles or pedestrians to move between two independently owned or managed parcels without using the public right-of-way.
- XV. Massing - The visual appearance of distinct, discrete solid spaces occupied by a structure.
- XVI. Parapet Wall - The part of a wall which is entirely above the roof.
- XVII. Pilaster - An engaged pier or pillar, often with a capital and base; Or decorative features that imitate engaged piers but are not supporting structures, as a rectangular or semicircular member used as a simulated pillar in entrances or other door openings and fireplace mantels.
- XVIII. Promenade - A suitable place for walking for pleasure, as a mall.
- XIX. Scale - A system of proportion by which a building and its various parts relate to each other in size or extent.
- XX. Site Design - The arrangement of building and landscape materials on a site to achieve desired purposes, such as access or pleasing views.

CLERK'S CERTIFICATE

I, Phebe Dent, Clerk of the Board of Commissioners of Columbia County, Georgia, (the "Board") DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of an Ordinance, adopted by the Board of Commissioners on its second and final reading at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m., the first reading having been at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m. both of which meetings were open to the public and in which a quorum was present and acting throughout, and that the original of said Ordinance appears of record in the Ordinance Book of the Board and has been placed onto a CD Rom, which is in my custody and control. It will also be microfilmed as part of the Board of Commissioners minutes.

Given under my hand and seal of the Board, this _____ day of _____, 2006.

Phebe J. Dent
CLERK, BOARD OF COMMISSIONERS
OF COLUMBIA COUNTY, GEORGIA

[County Seal]