

Columbia County Planning Commission Meeting
September 15, 2016
Evans Government Center Auditorium
Evans, Georgia

Chairman Cox called the meeting to order at 6:00 p.m.

Others present at the meeting included:	Andrew Strickland, Planning Division Director
Vice-Chairman Skinner	Nayna Mistry, Planning Manager
Commissioner Henderson	Will Butler, Planner II
Commissioner Noah	Danielle Bolte, Planner I
Commissioner Galeas	Jonathan Williams, Landscape Architect
	Lily Baker, Administrative Specialist
	General Public

Commissioner Galeas gave the invocation and Commissioner Henderson led the Pledge of Allegiance.

Chairman Cox declared a quorum with 5 present, 100%.

Chairman Cox asked for a motion to approve or amend the September 1, 2016 minutes. Commissioner Noah made the motion to approve the September 1, 2016 meeting minutes. Commissioner Henderson seconded the motion. Motion carried: 5-0.

Chairman Cox asked for a motion to approve or amend the agenda. Vice-Chairman Skinner made the motion to amend the meeting agenda by adding two items to the Debate Agenda: Individual Plat under Section 2c4 and the Euclaw Creek Greenway Implementation Plan under Section 2f1. Commissioner Noah seconded the motion. Motion carried: 5-0.

PRESENTATIONS – None

Chairman Cox gave a brief description of the Planning Commission's role in the rezoning and variance process for the public's edification. Chairman Cox stated: "Before we begin, I'd like to take a moment to clarify that the Planning Commission is a recommending body to the Columbia County Board of Commissioners. The decisions made on rezoning & variance requests tonight will be forwarded to the Commissioners for final action on October 4, 2016. If you wish to address the Board of Commissioners at their meeting, please see Ms. Lily to obtain a *Request to Speak* form."

DEBATE AGENDA

UNFINISHED BUSINESS – None

NEW BUSINESS

Conceptual Plan –

Willow Oak Village, Phase VI, located off of Hamilton Road, zoned R-2/RCO (Single Family Residential with Residential Cluster Overlay), 76 lots, 24.8 +/- acres, Tax Map 052 Parcels 032 and 033C

Staff member Danielle Bolte stated:

- Applicant Beazley Development Company, Inc. has submitted for approval a conceptual site plan for Phase VI of Willow Oak Village for 76 lots, located off of Hamilton Road on 24.8 +/- acres; zoned R-2/RCO
- This property was rezoned in 2006 (RZ06-08-01), with subsequent changes of conditions in 2013 (RZ13-10-06 and RZ13-12-08); A condition was added in 2013 limiting the number of lots in the development to the 413 shown on the rezoning exhibit in 2006; the applicant did request removal of this condition earlier this year (RZ16-07-03), which was disapproved

- Conceptual plan includes a total of 76 lots, which does keep the development under the 413 lot cap set by the zoning condition
- Majority of lots back up to open space areas, including the lots along the middle loop, which are separated by 50 feet of buffer area
- Sidewalks will be provided on both sides of all streets, and connections will be made to the existing walking trails in the earlier phases of the development
- Homes will also have access to the existing community center and pool area
- Staff recommends approval

Chairman Cox stated this was not a public hearing. However, if you have questions of staff, please feel free to ask them now. If not, I will accept a motion at this time.

Planning Commission questions/comments/concerns:

- Staff report states “the narrative indicates an intent to preserve the trees”

Staff member Danielle Bolte stated:

- Applicant’s narrative states “great care will be used to preserve the trees”

Mr. Joe Gulino, 7009 Evans Town Center Blvd, stated:

- At the concept plan level, I don’t know what the stormwater and grades are going to look like until I get into it and engineer it
- Intending to save the trees for the buffer area between the two lots

Commissioner Galeas made the motion to approve the Conceptual Plan for Willow Oak Village, Phase VI. Vice-Chairman Skinner seconded the motion. Motion carried: 5-0.

Preliminary Plat – None

Final Plat –

Carrington, located off of Murray Road, zoned R-3/RCO (Single Family Residential with Residential Cluster Overlay), 44 lots, 10.39 +/- acres, Tax Map 077C Parcel 057

Staff member Nayna Mistry stated:

- Pep Carr Development, LLC, seeks final plat approval for 44 residential lots on 10.39 acres located off of Murray Road; zoned R-3/RCO
- The average residential lot size is 6006 square-feet with a minimum lot size of 5490 square-feet
- Under the R-3/RCO zoning requirements, the lots would have a minimum 30-foot front setback from the centerline, and minimum 3.5-foot side and rear setbacks
- Due to the required drainage and utility easements on the lots, the effective setbacks will be a minimum of 31 feet from the centerline, a minimum of 5 feet from the side property lines, and a minimum of 10 feet from the rear property line
- All structures will be required to be at least 20 feet from any water lines
- Sidewalks are proposed on both sides of the streets; 2.39 acres of open space is provided in this development
- Staff recommends approval

Chairman Cox stated this was not a public hearing. However, if you have questions of staff, please feel free to ask them now. If not, I will accept a motion at this time.

Planning Commission questions/comments/concerns:

- Developer ok with the setbacks?

Mr. Paul Peterson, 613 West Lake Circle, stated

- Developer - Pep Carr Development
- Living with the 5 foot setbacks, my issue is this should’ve been brought up during the preliminary plat stage

Division Director Andrew Strickland stated:

- RCO has 3.5-foot side setbacks which conflicts with the requirement that our Stormwater and our Water Utility Department have for 5-foot wide drainage and utility easements from the property line

Commissioner Noah made the motion to approve the Final Plat for Carrington. Vice-Chairman Skinner seconded the motion. Motion carried: 5-0.

Williford Run, Section 2, located off of Canterbury Farms Parkway, zoned PUD (Planned Unit Development), 57 lots, 17.03 +/- acres, Tax Map 062 Parcel 2706 (portion of)

Staff member Nayna Mistry stated:

- Euchee Forest, LLC, seeks final plat approval for 57 residential lots on 17.03 acres located off of Canterbury Farms Parkway; zoned PUD
- The average residential lot size is 8559 square-feet with a minimum lot size of 6175 square-feet
- Minimum 15-foot front setback from the right of way; 5-foot side and 10-foot rear setbacks
- Sidewalks are proposed on one side of the street, and 2.06 acres of open space is provided in this section
- Staff recommends approval

Chairman Cox stated this was not a public hearing. However, if you have questions of staff, please feel free to ask them now. If not, I will accept a motion at this time.

Vice-Chairman Skinner made the motion to approve the Final Plat for Williford Run, Section 2. Commissioner Henderson seconded the motion. Motion carried: 5-0.

Willow Oak Village, Phase IV, located off of Hamilton Drive, zoned R-2/RCO (Single Family Residential with Residential Cluster Overlay), 52 lots, 19.11 +/- acres, Tax Map 052 Parcels 032 and 759

Staff member Nayna Mistry stated:

- Beazley Development Company, Inc., seeks final plat approval for 52 residential lots on 19.11 acres located off of Hamilton Road, zoned R-2/RCO
- The average residential lot size is 12,932 square-feet with a minimum lot size of 8719 square-feet
- The lots will have a minimum 40-foot front setback from the centerline, 5-foot side and rear setbacks
- Sidewalks are proposed on both sides of the streets, and 7.75 acres of open space is provided in this section
- There are outstanding FEMA approvals required for this project; the plat will not be released until these approvals have been granted
- Staff recommends approval

Chairman Cox stated this was not a public hearing. However, if you have questions of staff, please feel free to ask them now. If not, I will accept a motion at this time.

Commissioner Galeas made the motion to approve the Final Plat for Willow Oak Village, Phase IV. Vice-Chairman Skinner seconded the motion. Motion carried: 5-0.

Individual Plat, S A Limited Liability Company, located off of Gateway Boulevard, zoned C-2 (General Commercial), 4 lots, 15.462 +/- acres, Tax Map 062 Parcels 086E and 086F

Staff member Andrew Strickland stated:

- S A Limited Liability Company seeks approval of an individual subdivision plat to create two buildable lots off of Gateway Boulevard, currently zoned C-2
- The two properties consist of a total of 15.462 acres
- The proposed subdivision creates two lots along Gateway Boulevard, Lot 1 at 1.553 acres, and Lot 9 at 2.802 acres
- Staff recommends approval.

Chairman Cox stated this was not a public hearing. However, if you have questions of staff, please feel free to ask them now. If not, I will accept a motion at this time.

Commissioner Henderson made the motion to approve the Individual Plat for S A Limited Liability Company. Commissioner Noah seconded the motion. Motion carried: 5-0.

Plan Revisions – None

Public Hearings –

RZ16-09-04, Rezone from R-1 (Single-family Residential District) to C-2 (General Commercial District), (Portion of) Tax Map 068 Parcel 019, 2.00+/- acres, located at 113 South Old Belair Road

Staff member Danielle Bolte stated:

- Request to rezone from R-1 to C-2
- Located at the intersection of South Old Belair Road and Columbia Road; adjacent properties zoned R-1, A-R, C-C, and C-2
- Applicant proposing to develop a gas station on 2 acres
- This area is not one of the designated commercial growth nodes in the County's growth management plan
- Current future land use map designates this area as part of the neighborhoods character area, intended for residential development
- The C-2 requested is likely not compatible with the intent of this area
- Staff recommends disapproval

Mr. Bobby Meybohm, 1008 Meg Street, Augusta, GA, stated:

- Representing the owner and applicant
- Understand there is a long range growth plan that was just approved, I believe plans should be modified as circumstances change
- Highway improvements done by DOT have inadvertently created a commercial lot on this corner
- The owners of the vacant commercial lots across the street are asking too much and can't be developed feasibly, the C-C lot has a deed restriction not allowing a gas station

Chairman Cox asked if there was anyone else to speak for or against this rezoning.

Mr. Kerry McCollum, 161 S Old Belair Road, stated:

- Not here to speak on the merits of the decision specifically
- The road widening was a great idea in this area, however, when you turn left as you're approaching this intersection there is a blind-spot due to the hill
- I noticed there wasn't any input on traffic on this

Vice-Chairman Skinner made the motion to disapprove file RZ16-09-04. Commissioner Noah seconded the motion. Motion carried: 5-0.

RZ16-09-05, Rezone from R-1 (Single-family Residential District) to C-2 (General Commercial District), Tax Map 061A Parcel 059, 1.7+/- acres, located at 417 Lewiston Road

Staff member Will Butler stated:

- Request to rezone from R-1 to C-2 for a proposed fast food service
- Concept plan submitted with the application includes both retail and a Dunkin Donuts franchise
- Connects back into the Kroger Development
- The parcels adjacent to the south and west were rezoned in 2014 as part of the Kroger development
- While this rezoning was prior to the adoption of the existing future land use map, staff was comfortable with the application at that time because the area was primarily commercial and industrial uses and within close proximity to I-20
- Staff is comfortable with recommending an approval with conditions similar to the previously approved development due to the properties immediately adjacent to the south and west also being zoned C-2

Mr. Piyush Patel, 405 Jamestown Avenue, stated:

- We have met with staff and are comfortable with the conditions

Mr. Bill Corder, 842 Sparkleberry Road, stated:

- Bluewater Engineering, Project Engineer for this project

Planning Commission questions/comments/concerns:

- Are you the owner of the Dunkin Donuts that's off of Wheeler Road? If so, is this the same footprint?
- Concerned with lack of parking for a good part of the day at that Wheeler Road location; are you going to have multiple tenants?
- How will you have adequate parking if you will take up the whole footprint of the building? Are you going to limit the number of tenants?
- Does this plan take into account the road widening of Lewiston Road?

Mr. Piyush Patel stated:

- Yes, I'm the owner of the Wheeler Road location and the proposed location would not have the same footprint
- Concerns with parking have been discussed with Bluewater and we will make sure to have adequate parking for all tenants

Mr. Bill Corder stated:

- County has minimum and maximum parking requirements
- Met with staff and this won't be the final concept; we discussed some things that need to be tweaked
- We are not at the maximum parking requirement but we are well over the minimum
- Mr. Patel is aware of the negative effect that a lack of adequate parking will cause
- This plan does account for the road widening; you can see a 30-foot landscape strip planned and staff requires 20-feet
- We have adequate space to account for a 12-foot donation and slide it back 2 feet to meet the 20-foot requirement

Mr. Piyush Patel stated:

- 75% of the business is done before 11am, realizing this, we would bring in tenants that would need parking later in the day

Planning Commission questions/comments/concerns:

- Is the only engineering for entry and exit along Lewiston Road? If it is, will it be median protected?
- Where are your delivery trucks going to come in?

Mr. Bill Corder stated:

- No, there are two points of access to the site
- We are planning a right-in and right-out off Lewiston Road and another entrance at the rear, which is connected to the Kroger Development

Mr. Piyush Patel stated:

- Depends on the route of the delivery truck but I believe should be using the rear access point
- Delivery trucks will come through the back access road

Mr. Bill Corder stated:

- Clarified that tonight we are just asking for zoning, not approval of the conceptual plan; plan provided as a courtesy

Chairman Cox asked if there was anyone else to speak for or against this rezoning. Seeing none, Chairman Cox called for a motion.

Commissioner Noah made the motion to approve file RZ16-09-05 with conditions. Vice-Chairman Skinner seconded the motion. Motion carried: 4-1. Commissioner Galeas opposed.

Conditions are as follows:

Planning:

1. All building elevations and architectural finishes shall be approved by the Planning Commission prior to the issuance of any building permit. Finish materials shall include a combination of brick, stone, and stucco. Metal may be used as a roofing material. The Planning Commission may approve alternate materials on a case-by-case basis.
2. Where possible, buildings and uses shall be interconnected by an ADA-compliant sidewalk network.
3. A minimum 20 foot wide landscape strip shall be installed along inter-parcel driveway frontage at the rear of the property and along Lewiston Road. The landscape plan shall be prepared by a licensed landscape architect.

4. Dumpster screening shall consist of masonry walls on three sides matching those of the principal structure. Gates shall be fully opaque and complimentary in color and design with the overall structure.
5. Signage shall follow the adopted "Kroger Master Sign Plan" as provided in RZ15-11-08 and revised in RZ16-05-01.
6. No activity, including deliveries, shall occur on the site between the hours of 10PM and 5AM.
7. All security or other lighting shall be directed or shielded to prevent light spillover to adjacent properties. A photometric plan, showing that foot-candle readings are 0 at the adjacent residential lot lines, shall be presented with the site plan.
8. Due to the widening of Lewiston Road, the required landscape strip along Lewiston Road shall be planted outside of the required road construction easement during construction of the proposed building. The remainder of the landscape strip that is impacted by the construction easement or other roadwork shall be planted when the widening project is completed. For site plan review, the submitted landscape plan shall show the entirety of the proposed landscaping.

Traffic:

Developer shall dedicate a minimum of 12ft of Lewiston Road frontage to the County. A subdivision plat must be submitted to the County and meet the Final Plat requirements prior to approval of the site development plans.

VA16-09-02, Variance to Sections 90-140 *Landscaping* and 34-1 *Tree Management*, Tax Map 068 Parcel 960F, 40.726+/- acres, located at 233 John Deere Parkway

Staff member Jonathan Williams stated:

- Variance to Section 90-140 *Landscaping* and Section 34-1 *Tree Protection*
- Heavy industrial to the west, heavy residential to the east
- Site is designated as a foreign trade zone
- Applicants two main concerns are: security and vehicle safety and for those reasons they located the majority of their large canopy trees around the exterior of their site
- Idea is to limit the conflict with their security cameras and also the large tractor trailers that will be moving through the facility
- We feel the intent of the code has been met with the alternate landscape plan provided
- Staff recommends approval

Planning Commission questions/comments/concerns:

- By being designated a foreign trade zone that means that anything imported has not cleared customs and comes from the Port of Savannah to here to get cleared; technically this will be an international materials receiving station

Chairman Cox asked if there was anyone else to speak for or against this variance. Seeing none, Chairman Cox called for a motion.

Vice-Chairman Skinner made the motion to approve file VA16-09-02. Commissioner Henderson seconded the motion. Motion carried: 5-0.

Items Added –

Eucler Creek Greenway Implementation Plan, Resolution 16-1251

Division Director Andrew Strickland stated:

- This has been an excellent project that we've worked on for the last several months
- The original idea for the Eucler Creek Greenway was from a Master Plan in 2007 that proposed a pedestrian and bicycle trail that went from the City of Grovetown limits to the Savannah River along the Eucler Creek
- The plan provides realistic recommendations for trail alignment and materials, branding and wayfinding strategies, and accurate cost estimates
- 5 phases on this project
- Implementation Plan proposed is a revision to original plan by proposing an additional multi-use trail along William Few Parkway
- 22 miles of Greenway and multi-use paths

- Staff recommends approval

Discussion followed.

Mrs. Marsha Hamlin, 7605 Winfield Hills Road, stated:

- On the Greenspace Advisory Board
- Fully support the Euchee Creek Greenway Implementation Plan
- Community improvement project that will make for a better lifestyle

Mr. Bill Corder, 842 Sparkleberry Road, stated:

- Been a member of the Greenspace Advisory Board since 2007 and I'm very excited
- We've dealt with a lot of challenges
- Euchee Creek Greenway is the best kept secret in Columbia County
- Goal is to fit the trail into nature and make it accessible to people

Ms. Marlena Bergeron, 2545 Willow Creek Court, stated:

- Families with children looking for ways to be active and more importantly safe
- This is an investment to preserve the nature in those areas
- When you get the community in it they will fall in love

Commissioner Henderson made the motion to approve the Euchee Creek Implementation Plan. Commissioner Noah seconded the motion. Motion carried: 5-0.

Staff and Commissioner Comments – None

Public Comments – None

Commissioner Noah made the motion to adjourn the public hearing at 7:19 p.m. Vice-Chairman Skinner seconded the motion. Motion carried: 5-0.

Signature on file – Approved at the October 6, 2016 Meeting _____
Minutes approved by Chairman Cox, September 15, 2016

Signature on file – Approved at the October 6, 2016 Meeting _____
Minutes attested by Andrew Strickland, September 15, 2016