

Columbia County Planning Commission Meeting  
October 20, 2016  
Evans Government Center Auditorium  
Evans, Georgia

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

Note: Due to IT hardware issues, there was no audio recording of the meeting.

Others present at the meeting included:

Vice-Chairman Skinner  
Commissioner Galeas  
Commissioner Noah

Andrew Strickland, Planning Division Director  
Nayna Mistry, Planning Manager  
Will Butler, Planner II  
Linda Lindley – Planning Specialist IV  
General Public

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

Chairman Cox declared a quorum with 4 present, 80%. Commissioner Henderson absent.

Chairman Cox asked for a motion to approve or amend the October 6, 2016 minutes. Commissioner Noah made the motion to approve the October 6, 2016 meeting minutes. Vice-Chairman Skinner seconded the motion. Motion carried: 4-0.

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 under Debate: H2a, *Massage Operator's License for Dianna Kendrick*. Commissioner Galeas seconded the motion. Motion carried: 4-0.

**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 November 1, 2016. If you wish to address the Board of Commissioners at their meeting, please see Ms. Linda to obtain a *Request to Speak* form."

**DEBATE AGENDA**

**UNFINISHED BUSINESS** – None

**NEW BUSINESS**

**Massage Operator's License –**

Massage Operator's License, applied for by Dianna Kendrick, located at 3685 River Watch Parkway (formerly) Old Petersburg Road

Licensing and Permits Manager, Erin Hall stated:

- This is for a massage operator's license applied for by Dianna Kendrick
- For Dinamic Bodywork located at 3685 River Watch Parkway formerly Old Petersburg Road
- Staff recommends approval

Chairman Cox stated this was a public hearing and asked if anyone was present to speak for or against any of the operator's licenses. Seeing none, Chairman Cox closed the public hearing and called for a motion.

Vice-Chairman Skinner made the motion to approve the massage operator's license for Dianna Kendrick. Commissioner Galeas seconded the motion. Motion carried 4-0.

Planning Commission questions/comments/concerns:

- Chairman Cox questioned Ms. Hall on the process for existing facilities. Discussion followed.

### **Conceptual Plan – None**

### **Preliminary Plat –**

Blackstone Phase II, located off of Point Comfort Road, zoned R-2 (Single Family Residential), 16 lots, 12.88+/- acres, Tax Map 082 Parcel 026K

Planning Manager, Nayna Mistry stated the following:

- This is a preliminary plat for Blackstone Phase II, located off Point Comfort Road
- Zoned R-2 (R-2 (Single Family Residential), for 16 lots on 12.88 acres
- The average residential lot size is 14,138 square-feet with a minimum lot size of 10,869.5 square-feet
- The lots in will have a minimum 55-foot setback from the centerline of the road. Each lot will have minimum 10-foot side and rear setbacks
- Sidewalks are proposed on both sides of the internal streets; the developer will be responsible for installing all sidewalks around open space areas prior to the expiration of the warranty period. 6.15 acres of open space is provided in this phase
- Staff recommends approval

Chairman Cox stated this was not a public hearing and called for a motion. Vice-Chairman Skinner made the motion to approve the final plat for Blackstone Phase II. Commissioner Noah seconded the motion. Motion carried 4-0.

### **Final Plat –**

Davenport II, located off of Davenport Drive, zoned PUD (Planned Unit Development), 9 lots, 6.22 +/- acres, Tax Map 067 Parcel 1815

Planning Manager, Nayna Mistry stated the following:

- This is a final plat for Davenport II, located off Davenport Drive, in Crawford Creek subdivision
- Zoned PUD (Planned Unit Development), for 9 lots on 6.22 acres
- The average residential lot size is 10,019 square-feet with a minimum lot size of 8802 square-feet. The lots in will have a minimum 15-foot setback from the front property line. Each lot will have minimum 5-foot side setbacks and 10-foot rear setbacks
- Sidewalks are proposed on one side of the internal street
- Staff recommends approval

Chairman Cox stated this was not a public hearing and called for a motion. Vice-Chairman Skinner made the motion to approve the final plat for Davenport II. Commissioner Noah seconded the motion. Motion carried 4-0.

Glenhaven IIB and III, located off of Glenhaven Drive, zoned PUD (Planned Unit Development), 42 lots, 7.32 +/- acres, Tax Map 067 Parcel 1815

Planning Manager, Nayna Mistry stated the following:

- This is a final plat for Glenhaven IIB and III, located off Glenhaven Drive in the Crawford Creek subdivision
- Zoned PUD (Planned Unit Development), for 42 lots on 7.32 acres
- In phase IIB, the average residential lot size is 5160 square-feet with a minimum lot size of 4500 square-feet
- In phase III, the average lot size is 5062 square feet with a minimum lot size of 4500 square feet
- The lots in will all have a minimum 15-foot setback from the front property line. Each lot will have minimum 5-foot side setbacks and 10-foot rear setbacks

- Sidewalks are proposed on both sides of the street, and 1.2 acres of open space is provided in these sections
- Staff recommends approval

Chairman Cox stated this was not a public hearing and called for a motion. Commissioner Noah made the motion to approve the final plat for Davenport II. Commissioner Galeas seconded the motion. Motion carried 4-0.

Kendall Park IIB, located off of Bunchgrass Street, zoned PUD (Planned Unit Development), 19 lots, 4.2 +/- acres, Tax Map 067 Parcel 1815

Planning Manager, Nayna Mistry stated the following:

- This is a final plat for Kendall Park IIB, located off Bunchgrass Street in Crawford Creek subdivision
- Zoned PUD (Planned Unit Development), for 19 lots on 4.2 acres
- The average residential lot size is 7680 square-feet with a minimum lot size of 7148 square-feet
- The lots in will have a minimum 15-foot setback from the front property line.
- Each lot will have minimum 5-foot side setbacks and 10-foot rear setbacks
- Sidewalks are proposed on both sides of the street
- Staff recommends approval

Chairman Cox stated this was not a public hearing and called for a motion. Vice-Chairman Skinner made the motion to approve the final plat for Kendall Park IIB. Commissioner Noah seconded the motion. Motion carried 4-0.

River Island Section III, Phase IIB, located off of Blackstone Camp Road, zoned PUD (Planned Unit Development), 25 lots, 8.63 +/- acres

Planning Manager, Nayna Mistry stated the following:

- This a final plat for River Island, Section III, Phase IIB, located off Blackstone Camp Road
- Zoned PUD (Planned Unit Development), for 25 lots on 8.63 acres
- The property is zoned PUD (Planned Unit Development) as part of the River Island subdivision
- The average residential lot size is 9343 square-feet with a minimum lot size of 7445 square-feet
- The lots in will have a minimum 6-foot setback from the front property line
- Each lot will have minimum 5-foot side setbacks and 10-foot rear setbacks
- Sidewalks are proposed on both sides of the internal streets; the developer will be responsible for installing all sidewalks around open space areas prior to the expiration of the warranty period. 2.05 acres of open space are provided in this section and phase
- Staff recommends approval

Chairman Cox stated this was not a public hearing and called for a motion. Commissioner Galeas made the motion to approve the final plat for River Island Section III, Phase IIB. Vice-Chairman Skinner seconded the motion. Motion carried 4-0.

### **Plan Revision –**

RZ16-10-06, Major PUD (Planned Unit Development) Revision, Tax Map 051 Parcels Multiple, 86.00 +/- acres, located at the end of Canterbury Farms Parkway

Staff member, Will Butler stated the following:

- This is a Major PUD Revision requested by the applicant Keith Lawrence for Tax Map 051 Parcel 070U located off Canterbury Farms Parkway, for 86 acres
- Currently zoned PUD
- The request is to revise the lot standards for the townhome section of the development, labelled as tract IV in the accompanying narrative. Tracts I through III were addressed in a major revision earlier this year, and the submitted lot standards match those approved in the previous revision
- This revision reduces the minimum lot size required for the townhomes from the 3000 square feet previously approved to 2000 square feet and reduces the minimum lot frontage from 28 feet to 20 feet
- These revised standards match the lot standards submitted with the conceptual plan, which was approved June 2, 2016, and the submitted preliminary plat

- the previous requirement for a minimum single car garage on all townhomes has been removed from the narrative, although the renderings submitted do show garages on the units
- Current County code for Planned Unit Developments with townhomes requires fifty percent of the units to have access to an attached or detached garage
- Staff requests a condition to require garages
- The previous requirement for an 8-foot structural buffer between the homes and I-20 has also been removed from the PUD narrative in favor of a 25-foot natural buffer around the entire Canterbury Farms development
- Staff revised staff report to add conditions in regards to the buffer and traffic
- Staff recommends approval with conditions

Chairman Cox stated this was a public hearing and asked if the applicant was here.

Keith Lawrence, 211 Dixon Court, Evans, GA 30809, stated the following:

- It was an error on their part
- Net reduction of 22 units
- Fence is in right location and okay with this
- Discussion followed

Planning Commission questions/comments/concerns:

- Commissioner Noah had concerns over safety regarding children entering through the fence
- Division Director Andrew Strickland stated that there was a steep incline to the rear of the property and there is a chain link fence before I-20 ROW starts.
- Discussion followed

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

Meredith Taggert, Grovetown, Georgia, stated the following:

- Concerns with one way entrance and exit due to disaster
- Would there be another exit to Canterbury Farms

Division Director Andrew Strickland discussed about a secondary entrance with Ms. Taggert. Discussion followed.

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

Commissioner Galeas made the motion to approve RZ16-10-06 for the Major PUD Revision with conditions. Vice-Chairman Skinner seconded the motion. Motion carried 4-0.

Conditions:

Planning:

1. A 25 foot natural buffer shall be permitted between the proposed townhomes and I-20. Proposed slope shall be planted to form a buffer.
2. Fifty percent of the townhomes shall have access to an attached or detached garage. If detached, the garage must be located to the rear of the primary structure.

Traffic Engineering:

1. Based on the narrative, it is the applicant's intent that the roadway system within the townhome development (Tract IV or Royal Oak Drive) be a dedicated public roadway. However, as presented in the plans, the proposed roadway presents several challenges and concerns from an operational and safety standpoint for vehicles and pedestrian as well for emergency response. Therefore, staff would not recommend acceptance of the roadway in its present form. A reevaluation of this staff recommendation will be performed during plan review process and a revised recommendation will be presented to the Board of Commissioners, as provided in County Code.

## Public Hearing –

RZ16-10-03, Rezone from R-A (Residential Agricultural District) to S-1 (Special District) with a Conditional Use for a *Place of Worship and Cemetery*, Tax Map 009 and Parcel 001, 6.27+/- acres, located at 4284 White Oak Road

Staff member, Will Butler stated the following:

- This is a request for a rezoning from R-A to S-1 with a Conditional Use for a Place of Worship and Cemetery, by Owner and applicant Christian Methodist Episcopal Church (otherwise known as Jones Chapel CME Church)
- Located at 4284 White Oak Road on 6.27 acres
- The applicant is proposing to demolish the existing approximately 1,800 square foot church to construct an approximately 11,250 square foot church multi-use building
- The facility is proposed to have a large open area centrally located for worship activities without fixed seating that can also be used as a fellowship hall, large meeting space, or an indoor recreation area for youth
- The applicant has also noted that other spaces in the facility will include a pastor's office, warming kitchen, restrooms, and storage space. As the church grows, the applicant anticipates a future youth activities building that could also serve as a fellowship hall and a pool with recreation area
- The proposed site plan indicates 39 parking spaces in a gravel parking area. The three proposed handicapped spaces would be paved with sidewalk access
- Additionally, the applicant has stated that parking will be added to accommodate the future demand and requirements as the church grows. Similar to the parking areas, the rest of the drive aisles on the site are also proposed to be gravel
- Landscaping is proposed in both the parking lot and along the required landscape strip meeting Columbia County requirements
- Proposed setbacks are 90 feet from the centerline of White Oak Road, 10 feet from the rear property line, and 5 feet from the side property line
- Lastly, the applicant has proposed a detention pond near the rear of the site that will be designed to accommodate anticipated future growth and additional impervious areas. This pond is proposed to discharge stormwater at pre-developed rates and provide water quality
- Staff recommends approval

Chairman Cox stated this was a public hearing and asked if the applicant was here.

Dan Rickabaugh with Zel Engineers, Telfair Street, representing applicant

- Discussion followed

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

Commissioner Noah made the motion to approve RZ16-10-03 for 4284 White Oak Road. Vice-Chairman Skinner seconded the motion. Motion carried 4-0.

RZ16-10-04, Conditional Use for *Massage*, Tax Map 079 Parcel 002, 1.89+/- acres, located at 3685 River Watch Parkway, zoned P-1 (Professional)

Staff member, Will Butler stated the following:

- This is a request for a Conditional Use for Massage, located at 3685 River Watch Parkway, Tax Map 079, Parcel 002 by Jerry Kendrick, on 1.89 acres
- To bring the existing site into conformance and permit new massage businesses to operate at this location
- The property in question is located on the northeast side of the River Watch Parkway extension, just west of Baston Road, and is currently zoned P-1
- A separate Conditional Use was approved for this property in 2014 for an adult daycare
- The property is bordered by R-3 (Single Family Residential) properties to the east and west and T-R (Townhome Residential) to the north. Properties on the opposite side of the street are zoned R-3, S-1 (Special) and P-1
- The existing building on the property is a multi-tenant building with individual offices leased to multiple businesses

- The Conditional Use request was triggered by the application for a new massage business, Augusta Orthopedic Massage, to operate at this location
- As a new business, they are required to meet the new Conditional Use requirements. The property owner has therefore submitted this application to bring the existing businesses into zoning compliance and to permit new massage businesses to operate at this location
- However, the property is already zoned for professional use, and already has massage therapists on site. The approval of the conditional use is therefore unlikely to create any issues with surrounding property owners
- Staff recommends approval in order to bring the existing site into conformance and permit new massage businesses to operate at this location

Chairman Cox stated this is a public hearing and asked if the applicant was here.

Dianna Kendrick, Modoc, SC, stated the following:

- She wanted a better understanding of this conditional
- That she was not running an unsuitable business
- Discussion followed

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

Vice-Chairman Skinner made a motion to approve RZ16-10-04 for 3685 River Watch Parkway. Commissioner Noah seconded the motion. Motion carried 4-0.

RZ16-10-05, Rezone from R-1 (Single-family Residential District) to S-1 (Special District) with a Conditional Use for a *Public School*, 49.66+/- acres, located at 4521 Willie Daniel Drive

Staff Member, Will Butler stated the following:

- This is a request by owners Jim and Joe Blanchard and Billie June Morgan and applicant Kristy Zgol for a 16 acre portion of one parcel located at 4521 Willie Daniel Road, from R-1 to S-1 with a Conditional Use for a public school in order to open a K-8 charter school
- The portion requested to be rezoned will be immediately adjacent to Blanchard Estates subdivision to the west and will not have access to Blanchard Road.
- The applicant has submitted a narrative, proposed site plan, and elevations as part of the S-1 Special rezoning requirements
- The applicant is proposing to develop 16 acres of the property for The School for Arts Infused Learning charter school for grades K-8
- The applicant has indicated that the proposed school is college-preparatory with an emphasis on fine arts
- The school would serve up to 600 students. The proposed site plan calls for two primary groups of buildings arranged in a 'V' shape around a central green and totaling approximately 38,000 square feet. However, due to the shape of the buildings and how they are broken up, the buildings resemble pods instead of a typical school construction
- Access will be provided from both Blanchard Woods Drive and Willie Daniel Road, although the access off of Blanchard Woods appears to be the primary point of entry
- Parking is provided around the perimeter of the site in several different parking areas, totaling 156 spaces in all. The parking areas are connected to both entrances by a loop road
- The applicant has indicated that an 85 foot setback from Willie Daniels Road and a 75 foot setback from all other property lines is proposed
- Buffers are proposed to be natural or planted as needed. Stormwater detention is proposed for an area at the northern end of the site and the applicant has stated they will buffer this area with both a natural buffer as feasible and a black vinyl-coated chain link fence. Exterior lighting on the site is limited to security lighting on the building and the parking lots as required to maintain a safe and secure campus environment
- The primary concerns with new schools are typically noise, lighting, and traffic. Per the narrative and site plan, the proposed school does not include any sport fields or have any evening outdoor activities which are the typical producers of noise and lighting
- Staff recommends that internal sidewalks, an 8 foot wide paved trail along Blanchard Woods Drive, and a 5 foot wide sidewalk along Willie Daniel Road be provided. The applicant is encouraged to place the sidewalks where it is most beneficial to the topography and existing natural features

- Staff recommends approval with conditions of the request for a rezoning for a 16 +/- acre portion of one parcel located at 4521 Willie Daniel Road for a public school in order to open a K-8 charter school

Chairman Cox stated this was a public hearing and asked if the applicant was here.

James Blanchard, 610 High Hampton Drive, stated the following:

- He is going to have Ed Setzler, come forward and explain the proposed Charter School

Ed Setzler, 3400 Blue Springs Road, Kennesaw, Georgia, Croft & Associates, stated the following:

- The Charter School will only be grades K-8
- Discussed the drop off for children where it loops around the school
- This will be for an Arts Infused School and any child would be able to attend
- Non-profit organization
- There will be no sports field
- Discussion followed

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

The following citizens spoke. However, addresses were not picked up:

Melissa Miller stated the following concerns:

- Traffic
- Turn lanes
- Signal lights
- Two ways to get off Blanchard road

James Anderson stated the following concerns:

- Traffic
- Turn lanes
- Questioned 4521 as entrance to school

Marcus Campbell stated the following concerns:

- Excited about the school
- Traffic was major concern
- Wanted a clearer understanding of how the traffic study will work
- Understands this is a work in progress

Russell Wilder stated the following concerns:

- Is traffic study underway
- Next step after traffic study is complete

Roy Hopkins stated the following concerns:

- Concerned with the number of grades being added
- Lives on a curve, concerns with that area due to safety
- Citizens have no say so
- You develop first and think about traffic later

Linda Hopkins stated the following concerns:

- School should be in an open area
- One entrance in
- No way to enter or exit
- Should not be located in the middle of a field

Michelle Blackway stated the following concerns:

- Traffic
- Lights
- Noise
- A lot of omissions
- Taxes would increase

Carmen (inaudible), Low Meadow Drive, stated the following concerns:

- Traffic congestion
- How will the traffic be laid out
- She has been involved in an accident at this location

Meredith Taggert stated the following:

- Loves the concept

Discussion followed.

Chairman Cox closed the public hearing and called for a motion.

Commissioner Galeas made the motion to approve RZ16-10-05 for 4521 Willie Daniel Drive with conditions. Commissioner Noah seconded the motion. Motion carried 4-0.

Conditions:

Planning:

1. A 40 foot buffer shall be established along all property lines. Grading or land disturbance is permitted to encroach 10 feet into this buffer on the interior of the development with the remaining 30 feet remaining undisturbed. Any encroachment shall be replanted with acceptable trees per Section 90-145. Areas currently without trees shall be replanted as needed to fulfill the buffer requirement.
2. Access points, such as pedestrian and vehicular facilities, are permitted to cross the buffer, but shall be as unobtrusive as possible to existing vegetation. Installation of requested sidewalk and paved trail is permitted within the buffer, but must be as unobtrusive as possible to existing vegetation.
3. A minimum 5 foot wide sidewalk shall be installed along Willie Daniel Road and a minimum 8 foot wide paved trail shall be installed along Blanchard Woods Drive. Internal sidewalks connecting to these facilities shall be provided.
4. All exterior lighting shall be shielded and directed to mitigate impact on adjacent properties. Parking lot light fixtures shall be no more than 26 feet in height. A photometric plan shall be submitted to Columbia County during site plan review.
5. Proposed loop road shall be graded to accommodate overflow parking on the shoulder.
6. Addition of any outdoor recreational use, to include athletic fields, will require revision of the plan.
7. A predevelopment meeting to discuss proposed materials and proposed site plan with Columbia County staff shall take place within 30 days of the Board of Commissioners meeting if this is approved and prior to submittal of plans for building permit or site plan approval.
8. In the event that the owners have not sold the property within six months of approval by the Board of Commissioners, the subject 16 +/- acres shall revert to R-1 (Single Family Residential). Revised at owner's request on October 19<sup>th</sup>, 2016.

Traffic Engineering:

A Traffic Impact Study will be required. The study must include Blanchard Woods Drive, the intersection at Blanchard Woods Drive and Blanchard Road, and the intersection of Hereford Farm Road and Blanchard Road.

### **Public Comments –**

Michelle Blackway does not believe Columbia County is doing enough to keep trees along Washington Road and other areas within the County. She also discussed LED lighting.

Discussion followed.

Vice-Chairman Skinner made the motion to adjourn the public hearing at 7:32 p.m. Commissioner Galeas seconded the motion. Motion carried: 4-0.

Signature on file – Approved November 3, 2016  
Minutes approved by Chairman Cox, October 20, 2016

Signature on file – Approved November 3, 2016  
Minutes attested by Andrew Strickland, October 20, 2016

Note: Due to IT hardware issues, there was no audio recording of the meeting.