



Columbia County Planning Commission
Proposed Agenda for September 4, 2014 at 6:00 P.M.
Evans Government Center Auditorium
Evans, Georgia

Planning Commissioners:

Countywide - Jim Cox

District 1 – Chris Noah

District 2 – Donald Skinner

District 3 - Gary Richardson

District 4 – Darryl James

A. CALL TO ORDER..... Chairman Cox

B. INVOCATION Chairman Cox

C. PLEDGE OF ALLEGIANCE Chairman Cox

D. ROLL CALL / QUORUM Chairman Cox

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Cox

1. August 21, 2014

F. APPROVAL OF THE AGENDA Chairman Cox

G. PRESENTATION..... Chairman Cox

1. None

H. CONSENT AGENDA Chairman Cox

The Committee, upon a motion and second, shall vote on the items on the consent agenda collectively. A vote on the consent agenda shall constitute a vote on each and every item listed thereon. Upon a vote of a majority of the members of the Committee present and voting approving the consent agenda items, each and every item shall be presented as a consent agenda item at the next Board of Commissioners meeting.

1. Individual Subdivision Plat, Dale and Elizabeth Wiggins, 10.50 acres (parent tract 025 034A) into parcels A, B, C, and D, property off Cobbham Road. *Commission District Vacant. Staff Assignment, Kevin Fort.*

2. Individual Subdivision Plat, Sean Eugene Tharpe and Elena Heather Tharpe, 2.5 acres (parent tracts 030 083B and 030 082, property located off Appling Harlem Highway. *Commission District 4. Staff Assignment, Kevin Fort.*

3. Individual Subdivision Plat, Curt Caywood, 2.09 and 1.03 acre tract (parent tract 077 013A), located off Sam Baston Road. *Commission District 1. Staff Assignment, Kevin Fort.*

I. DEBATE AGENDA Chairman Cox

1. Unfinished Business Chairman Cox

a. Rezoning

1. None

2. New Business Chairman Cox

a. Final Plat

1. **Canterbury Farms Parkway and Model Homes**, extension of Canterbury Farms Parkway, zoned PUD (Planned Unit Development), 2 lots, 2.80 acres, Tax Map 051 Parcel 070P (portion of). *Commission District 4. Staff Assignment, Paula Munger.*

2. **Bartram Trail, Section VI**, located off Bartram Ridge, zoned PUD (Planned Unit Development), 29 lots, 18.7 acres, Tax Map 060 Parcel 968E (portion of). *Commission District 3. Staff Assignment, Paula Munger.*

3. **Chamblin Ridge, Section III-B**, located off William Few Parkway, zoned R-2, RCO (Single-family Residential, Residential Cluster Overlay), 44 lots, 13.61 acres, Tax Map 061 Parcels 083F (portion of) and 083K (portion of). *Commission District 3. Staff Assignment, Paula Munger.*
4. **Pebble Creek, Phase I**, located off Murray Road, zoned R-3 (Single-family Residential), 52 lots, 16.04 acres, Tax Map 079 Parcels 022B. *Commission District 2. Staff Assignment, Paula Munger.*
5. **Mill Branch Commercial**, located off William Few Parkway, zoned PUD (Planned Unit Development), 15 lots, 40.05 acres, Tax Map 062 Parcel 033G and Parcel 086 (portion of). *Commission District 4. Staff Assignment, Paula Munger.*
6. **Brantley Cove, Section I**, located off Canterbury Farms Parkway, zoned PUD (Planned Unit Development), 37 lots, 7.99 acres, Tax Map 062 Parcel 2551. *Commission District 4. Staff Assignment, Paula Munger.*

b. Preliminary Plat

1. None

c. Rezoning

1. **RZ14-09-02, (Public Hearing)** Conditional Use for a *Family Personal Care Home*, Tax Map 027A Parcel 027, 0.91+/- acres, located at 1942 Appling Harlem Road. *Commission District 4.*
2. **RZ14-09-03, (Public Hearing)** Conditional Use for an Outdoor Display, Tax Map 028 Parcel 040A, located 1805 Appling Harlem Road. *Commission District 4.*

d. Plan Revision

1. **RZ14-09-04**, S-1 (Special District) Minor Plan Revision, Tax Map 069 Parcel 001F, 6.44+/- acres, located at 777 Horizon South Parkway. *Commission District 4.*

e. Variance/Variation

1. **VA14-09-01, (Public Hearing)** Variation to County Code Section 90-96 ETCOD, Design Criteria, Tax Map 073 Parcel 366A, 3.82+/- acres, located at 903 Ponder Place Court. *Commission District 3.*
2. **VA14-09-03, (Public Hearing)** Variance to County Code Section 90-133(7) Parking, Tax Map 028 Parcel 040A, located 1805 Appling Harlem Road. *Commission District 4.*

f. Items Added (which need immediate action or have not gone before Committee)

1. **Initiate rezoning** of 132 Langston Drive (Tax Map 039 Parcel 173; 2.61 +/- acres) from S-1 (Special District) to R-A (Residential Agricultural District). *Commission District 4.*

J. LEGAL MATTERS County Attorney Driver

1. None

K. STAFF AND COMMISSIONER COMMENTS Chairman Cox

1. **Cancel the January 1, 2015 Planning Commission**
2. **Comprehensive Plan Update**

L. PUBLIC COMMENTS AND PARTICIPATION Chairman Cox

The next scheduled Planning Commission meeting is September 18, 2014, at 6:00 P.M. in the Auditorium of Building A at the Evans Government Center.



WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND THAT WE ADOPT THIS PLAT OF OUR FREE CONSENT.

OWNERS SIGNATURE _____ DATE: _____

OWNERS SIGNATURE _____ DATE: _____

PLAT FOR

DALE ELIZABETH WIGGINS

SHOWING DIVISION OF PROPERTY KNOWN AS TAX MSP 025 034A

137th. G.M.D. 10.05 TOTAL ACRES

COLUMBIA COUNTY, GEORGIA

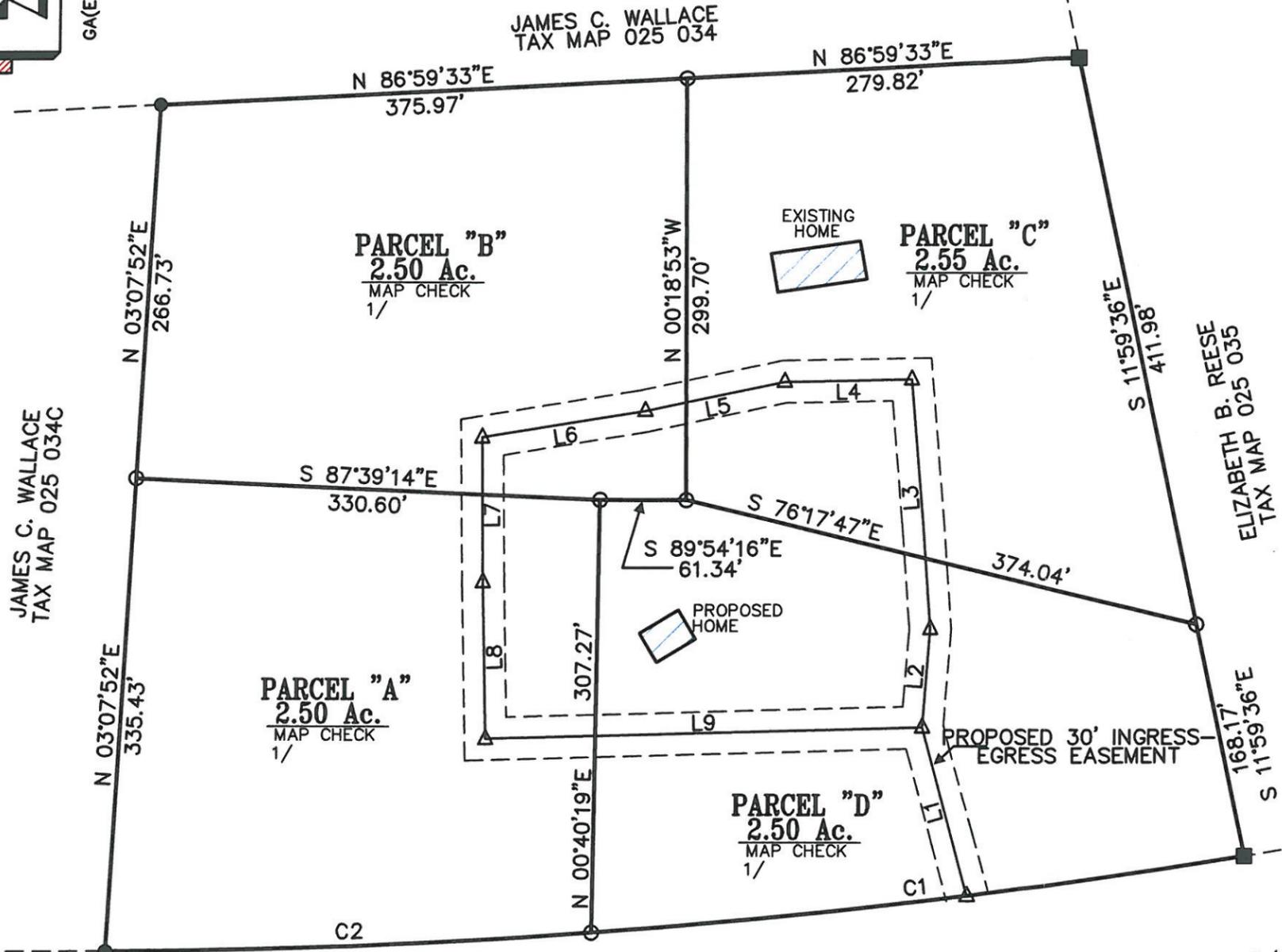
SCALE: 1"=100' AUGUST 25, 2014

TOPCON GPT 1003
 TRAVERSE CLOSURE 1/12322
 ANGLE ERROR 2" PER POINT
 LEAST SQUARES ADJUSTMENT

- - 5/8" REBAR SET
- - 1/2" REBAR FOUND
- - 5/8" REBAR FOUND
- △ - COMPUTED POINT

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD.

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA. MAP 13073C0105D SEPTEMBER 19, 2007



STATE ROUTE #150 - 100' R/W

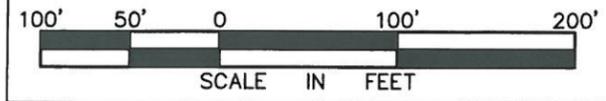
C/L OF 30' INGRESS-EGRESS EASEMENT

Course	Bearing	Distance
L1	N 15°22'17" W	124.00'
L2	N 04°24'32" E	70.21'
L3	N 04°36'47" W	177.89'
L4	S 88°54'53" W	90.81'
L5	S 78°07'46" W	100.61'
L6	S 80°45'48" W	117.74'
L7	S 00°48'03" E	102.94'
L8	S 01°22'25" E	111.29'
L9	N 88°29'15" E	310.38'

Curve	Radius	Length	Chord	Chord Bear.
C1	5404.56'	466.57'	466.43'	S 83°20'52" W
C2	5404.56'	345.39'	345.33'	S 87°39'06" W



JAMES F. MATTISON, IV, R.L.S. #2701
 MATTISON & ASSOCIATES, INC.
 P.O. BOX 714
 LINCOLNTON, GEORGIA 30817
 (706) 359-5853



EQUIPMENT USED

ELEC. THEODOLITE & DIST. METER
TRAV. CLOSURE N/A (RADIAL)
MAP CHECK : 70,000

LEGEND

IPS = 1/2" REINFORCING BAR SET
OTF = OPEN TOP PIPE FOUND
CTF = CRIMP TOP PIPE FOUND
RBF = REINFORCING BAR FOUND
CMF = CONCRETE MONUMENT FOUND

(030 082) = TAX PARCEL NUMBER

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AND THAT ALL TAXES HAVE BEEN PAID AND THAT WE ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT.

LARRY S. PRATHER (PARCEL 030 083B) _____

DATE _____

DEWEY B. MOORE, III (PARCEL 030 082) _____

DATE _____

~ N/F HAIR & DANT ~

(030 080B)



~ LARRY S. PRATHER ~

(030 083B)

REMAINING AREA IN 030 083B 273.4 ACRES
(USING ACREAGE SHOWN ON TAX MAPS)

~ DEWEY B. MOORE, III ~

(030 082)

REMAINING AREA IN 030 082
6.2 ACRES

**TRACT 1
2.13 Ac.**

TRACT 1 IS A PORTION OF
TAX PARCEL 030 083B

**TRACT 2
0.37 Ac.**

TRACT 2 IS A PORTION
OF TAX PARCEL 030 082

L=194.47' R=6143.95'

CH = S 00°18'52" E 194.46' 30.00' IPS S 00°39'13" W

U.S. RTE. 221

100' R/W

GA. STATE RTE. 47

FLOOD NOTE

COLUMBIA COUNTY FLOOD INS. RATE MAP NO. 13073C0205D
DATED SEPT. 19, 2007 SHOWS THAT THIS PROPERTY IS NOT
LOCATED WITHIN THE 100yr. FLOOD ZONE.



1 inch = 100 ft.

PLAT for SEAN EUGENE THARPE & ELENA HEATHER THARPE

SHOWING PORTIONS OF TAX PARCELS 030 082 AND 030 083B

DATE: AUGUST 20, 2014

SCALE: 1" = 100'

COLUMBIA COUNTY, GEORGIA

PREPARED BY:



P. O. BOX 211525 MARTINEZ, GA 30917
PHONE (706) 863-3483

JOB NO. 140704

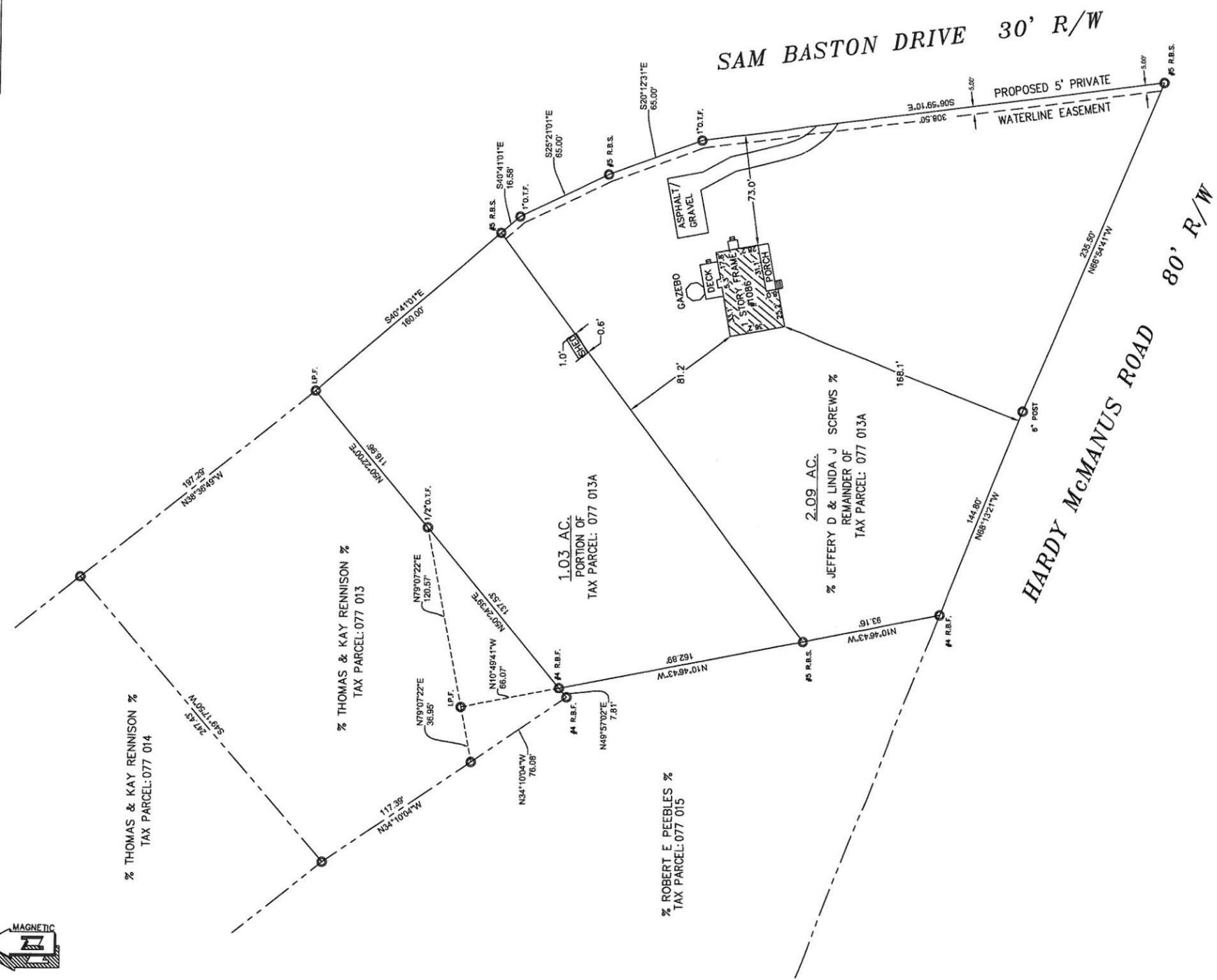
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL
STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN
CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND
AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES
USING THE U.S. SURVEY FOOT, (UNLESS OTHERWISE NOTE).





Land Surveying Firm - LICENSE NO.LSFO00461
 Engineering Firm - LICENSE NO.PEFO01590

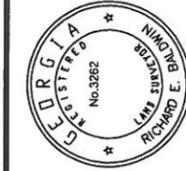


NOTE:
 THE HEALTH DEPARTMENT MUST VERIFY THAT THE EXISTING SEPTIC SYSTEM LOCATED ON THE ORIGINAL TAX PARCEL # 077 013A DOES NOT ENROACH ON THE PROPOSED 1.03 ACRE PARCEL.

OWNER CERTIFICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT, THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT WE ADOPT THIS PLAT OF OUR FREE CONCENT.



SURVEY DATA:
 FIELD CLOSURE 0.04'
 (FROM RADIAL LOCATION)
 ANGULAR ERROR 5"/ANGLE
 NO ADJUSTMENT
 PLAT CLOSURE 1 FOOT IN 5,000'
 TOPCON GTS - 3B



RICHARD E. BALDWIN R.L.S. NO. 3262

SUBDIVIDE PLAT	FOR: CURT CAYWOOD
	1.03 ACRE SUBDIVIDE OUT OF 3.12 AC., TAX PARCEL # 077013A
PROPERTY LOCATED WITHIN THE 125TH G.M.D.	
H LG	H. LAWSON GRAHAM & ASSOCIATES, INC. 3662 WHEELER ROAD - AUGUSTA, GEORGIA 30909 (706) 733-3333
STATE: GEORGIA	CITY: EVANS
COUNTY: COLUMBIA	SCALE: 1" = 50'
JOB NO. 14-197	DWN BY: RB
DATE: 8/13/2014	CHK: HLG
REV. 8/19/2014 PER KF	

REFERENCES:
 PLAT BY: GEORGE GODMAN
 DATED: 05/27/2009
 RECORDED IN PG 6 SLIDE 7447

PLAT BY: ROBERT HARRINGTON
 DATED: 06/02/1992
 RECORDED IN PG B SLIDE 21311

PLAT BY: KENNETH WISE
 DATED: OCT. 1984
 RECORDED IN PG 15 PAGE 27

ACCORDING TO FEMA FIRM PANEL NUMBER 13073C 0153 D, MAP DATE 09/19/2007, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN

THIS PROPERTY MAY BE SUBJECT TO FLOODING AND EASEMENTS NOT SHOWN HEREON. THIS PLAT BEING RECORDED IN THE CLERK OF COURTS OFFICE

SIGNATURE _____ DATE: _____



FINAL PLAT

Canterbury Farms Parkway and Model Homes

Property Information

Subdivision Name	Canterbury Farms Parkway and Model Homes
Location/address	Extension of Canterbury Farms Parkway
Tax Map / Parcel	Tax Map 051 Parcel 070P
Total Acreage	2.80 acres
Number of lots/units	2 lots
Zoning	PUD (Planned Unit Development)
Surveyor	H & C Surveying, Inc.
Commission District	District 4 (Morris)
Recommendation	Approval

Summary and Recommendation

CSRA Blue Sky, LLC seeks final plat approval for the extension of Canterbury Farms Parkway and two Model Home sites. The property is zoned PUD (Planned Unit Development) and is part of the Canterbury Farms North development. This proposed subdivision is 2.80 acres containing 2 lots.

This section has a proposed 50' front setback from the property line and 5' side and 10' rear setbacks. The lots are 11,453sf and 14,100sf. Both lots have access to both County water and sewer.

The community now exceeds 50% of the total intended residential lots therefore the amenity package is required to be completed. The pool, playground, pedestrian accommodations including the Euchee Creek Greenway Trail are completed at this time which fulfills the amenity package requirements.

Staff recommendation is **approval**.



FINAL PLAT

Bartram Trail, Section VI

Property Information

Subdivision Name	Bartram Trail, Section VI
Location/address	Off Bartram Ridge
Tax Map / Parcel	Tax Map 060 Parcel 968E (portion of)
Total Acreage	18.7 acres
Number of lots/units	29 lots
Zoning	PUD (Planned Unit Development)
Surveyor	Cranston Engineering Group, P.C.
Commission District	District 3 (vacant)
Recommendation	Approval

Summary and Recommendation

Euchee Creek Investors, Inc. seeks final plat approval for Bartram Trail, Section VI located off Bartram Ridge in the Bartram Trail subdivision. The property is zoned PUD (Planned Unit Development). This proposed subdivision is 18.7 acres containing 29 lots.

This section has 30' front setback from the property line, side setback of 10' and rear setback of 10'. The average lot size is 24,728sf with the smallest lot measuring 15,014sf. The lot sizes and setbacks are consistent with the previous phase along Fothergill Drive and conform to the PUD zoning. All lots have access to both County water and sewer.

Sidewalks of 5' width are proposed to both sides of the road.

The 500 acre development of Bartram Trail will include more than 400 platted lots. Including these 29 lots of Section VI, the Bartram Trail community now has over 200 platted lots. As per Columbia County Code Sec. 90-182, the community amenities are required to be funded no later than the sale of 50% of the lots. The golf course and swimming pool have been completed for years. A 6' wide bike trail has recently been completed. This trail will ultimately connect to the larger Columbia County Euchee Creek Greenway Trail.

Staff recommendation is **approval**.



FINAL PLAT

Chamblin Ridge, Section III-B

Property Information

Subdivision Name	Chamblin Ridge, Section III-B
Location/address	Off William Few Parkway
Tax Map / Parcel	Tax Map 061 Parcels 083F (portion of) and 083K (portion of)
Total Acreage	13.61 acres
Number of lots/units	44 lots
Zoning	R-2/RCO (Single-family Residential/ Residential Cluster Overlay)
Surveyor	Southern Partners, Inc.
Commission District	District 3 (vacant)
Recommendation	Approval

Summary and Recommendation

Metro Homesites LLC seeks final plat approval for Chamblin Ridge, Section III-B located off William Few Parkway in the Chamblin Ridge neighborhood. The property is zoned R-2/RCO (Single-family Residential/Residential Cluster Overlay). This proposed subdivision is 13.61 acres containing 44 lots.

This section has 15' front setback from the property line and 5' side and 5' rear setbacks. The average lot size is 11,120sf with the smallest lot measuring 9,595sf. All lots have access to both County water and sewer.

The RCO zoning designation requires open space to be preserved within the community. This is the final section of Chamblin Ridge, a total of over 200 lots. The total open space within the community as a whole is approximately 30 acres which exceeds the minimum open space requirement of the RCO zoning.

Staff recommendation is **approval**.



FINAL PLAT

Pebble Creek, Phase I

Property Information

Subdivision Name	Pebble Creek, Phase I
Location/address	Off Murray Road
Tax Map / Parcel	Tax Map 079 Parcels 022B
Total Acreage	16.04 acres
Number of lots/units	52 lots
Zoning	R-3 (Single-family Residential)
Surveyor	H & C Surveying, Inc.
Commission District	District 2 (T. Allen)
Recommendation	Approval

Summary and Recommendation

Murray Road Development, LLC seeks final plat approval for Pebble Creek, Phase 1. Pebble Creek, Phase I is located off Murray Road. The property is zoned R-3 (Single-family Residential). This proposed subdivision is 16.04 acres containing 52 lots.

This section has 25' front setback from the property line and 10' side and 10' rear setbacks. The average lot size is 9,792sf with the smallest lot measuring 7,553sf. All lots have access to both County water and sewer.

Staff recommendation is **approval**.



FINAL PLAT

Mill Branch Commercial

Property Information

Subdivision Name	Mill Branch Commercial
Location/address	Off Gateway Blvd West
Tax Map / Parcel	Tax Map 062 Parcel 033G and 086 (portion of)
Total Acreage	40.05 acres
Number of lots/units	15 lots
Zoning	PUD (Planned Unit Development)
Surveyor	James G. Swift & Assoc.
Commission District	District 4 (Morris)
Recommendation	Approval with Condition

Summary and Recommendation

Lewiston Road Investment Group seeks preliminary plat approval for 15 commercial lots to be created on 31.55 acres located off Gateway Boulevard West. The Property is zoned PUD (Planned Unit Development).

The lot and structure requirements are in accordance with the C-2 (General Commercial District) standards, as set forth in the Columbia County Zoning Code. The lots will have a 20' front setback from the property line and 20' side and 20' rear setback. All lots have county water and county sewer services.

The required 5' wide sidewalks on both sides of all roads, landscaping and structural buffers will be provided as the parcels are developed.

The construction documents were permitted based on an approved FEMA conditional letter of map revision (CLOMR). Prior to approval of this Final Plat, a subsequent letter of map revision (LOMR) must be submitted and approved by FEMA.

Staff recommends **approval conditional on FEMA approval.**



FINAL PLAT

Brantley Cove, Section I

Property Information

Subdivision Name	Brantley Cove, Section I
Location/address	Off Canterbury Farms Parkway
Tax Map / Parcel	Tax Map 062 Parcel 2551 (portion of)
Total Acreage	7.99 acres
Number of lots/units	37 lots
Zoning	PUD (Planned Unit Development)
Surveyor	H & C Surveying, Inc.
Commission District	District 4 (Morris)
Recommendation	Approval

Summary and Recommendation

Euchee Forest, LLC seeks final plat approval for Brantley Cove, Section I located off Canterbury Farms Parkway. The property is zoned PUD (Planned Unit Development) and is part of the Canterbury Farms South development. This proposed subdivision is 7.99 acres containing 37 lots.

The required infrastructure improvements are incomplete at this time. The developer has bonded the outstanding construction in accordance with Columbia County Code Section 74-119. Acceptance of the bond is on the consent agenda of the September 2, 2014 meeting of the Board of Commissioners.

This section has a proposed 15' front setback from the property line and 5' side and 10' rear setbacks. It is noted on the Final Plat that the minimum driveway length is 20' as measured from the back of the sidewalk. The average lot size is 5,192sf with the smallest lot measuring 4,500sf. The lot sizes are consistent with the PUD zoning. All lots have access to both County water and sewer.

Sidewalks of 5' width are proposed to both sides of all roads.

The community now exceeds 50% of the total intended residential lots therefore the amenity package is required to be completed. The pool, playground, pedestrian accommodations including the Euchee Creek Greenway Trail are completed at this time which fulfills the amenity package requirements.

Staff recommendation is **approval**.

REZONING



FILE: RZ14-09-02

Conditional Use

Property Information	
Tax Map/Parcel ID	027A027
Address/Location	1942 Appling Harlem Road
Acreage (+/-)	0.91 +/- acres
Current Zoning	C-2 (General Commercial District)
Existing Use	Residential
Requests	Conditional Use for Family Personal Care Home
Commission District	District 4 (Morris)
Recommendation	Approval

Executive Summary:

Applicant Delois Hill (on behalf of owner, Lisa Cooper) requests a conditional use for 1942 Appling Harlem Road (Tax Map 027A Parcel 027; 0.91 +/- acres) in order to operate a family personal care home. No variances were requested or advertised.

The site contains three buildings—two vacant historic commercial structures and a renovated historic home in which the applicant wishes to operate the personal care home.

The application indicates that the personal care home will house six people, which is the maximum allowed under the “family personal care home” definition. Despite the property’s commercial zoning classification, both the owner and applicant wish to maintain the residential character of the historic home.

Staff recommends **Approval** of the request for a conditional use for a family personal care home at 1942 Appling Harlem Road (027A027).

REZONING



FILE: RZ14-09-02

Conditional Use

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Planning:

In order to maintain the residential character of the historic home-site, an administrative parking variance will likely need to be requested during site plan review.

Fire Marshal:

A personal care home of 6 or less has to meet fire code requirements but does not have to be handicap accessible. PCH of 7 has more requirements including Architectural plans and handicap accessibility. I do not believe that this facility meets the current code for egress etc. but some exemptions may be possible if designated as listed below.

"102.6 Historic Buildings, General. O.C.G.A 25-2-13(a)(2) defines a "Historic building or structure" as "any individual building which contributes to the historic character of a historic district, so designated by the state historic preservation officer pursuant to rules and regulations adopted by the Board of Natural Resources, or so designated pursuant to the provisions of Article 2 of Chapter 10 of Title 44, the "Georgia Historic Preservation Act."

Board of Education:

School Zone Information:

Elementary – North Columbia Elementary

Middle – Harlem Middle

High – Harlem High

Commercial properties being built create high volumes of traffic which impact bus routes during morning and afternoon drop off.

Environmental Services:

According to FEMA FIRM 13073C0115D, the property contains A Zone. Due to the historic value of this project, the applicant is encouraged to carry a flood insurance policy for this structure.

Water Utility:

The existing structure is connected to water and sewer service.

Health Department:

This project should be on county water and sewer, therefore, the Health Department does not need to be contacted prior to advancement of the project and there are no specific comments or conditions.

REZONING



FILE: RZ14-09-02

Conditional Use

Traffic Engineering:

Due to possible re-purposing of property, recommend that petitioner check with the Georgia Department of Transportation regarding driveway permit or encroachment agreement (on SR 232) for this location.

Any changes to the exterior layout of parking areas, driveway changes, etc., will require a development plan submittal for review by county forces and the Georgia Department of Transportation.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The proposal is consistent with adjacent and nearby properties.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The proposal should not negatively affect adjacent or nearby property.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is consistent with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	There are no substantial reasons why the property cannot or should not be used as currently zoned.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The request should not cause excessive or burdensome use on existing public facilities.
Whether the proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The subject property is not affected by new or changing conditions not anticipated in the GMP or reflected in the existing zoning.
Whether the proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.

REZONING



FILE: RZ14-09-03

Conditional Use

Property Information	
Tax Map/Parcel ID	028 040A
Address/Location	1805 Appling Harlem Road
Acreage (+/-)	0.50 +/- acres
Current Zoning	C-2 (General Commercial District)
Existing Use	Vacant
Requests	Conditional Use for Outdoor Display Area
Commission District	District 4 (Morris)
Recommendation	Approval

Executive Summary:

Owner/applicant Mr. Tommy Wilson requests a conditional use for an outdoor display area for a 0.50 +/- acre parcel at 1805 Appling Harlem Road (Tax Map 028 Parcel 040A) in order to operate a landscape supply business on the property. A variance from Section 90-133(7) to allow gravel parking was requested and will be heard separately (VA14-09-03).

Section 90-9 *Definitions* defines "outdoor display area" as "a portion of a property outside of a building where merchandise, goods or other items are placed in public view for the purpose of advertising or for sale or lease."

Section 90-97(45) lists "outdoor display area excluding auto and truck sales, rental and minor repair" as a conditional use within the C-2 (General Commercial District) classification.

Staff recommends **Approval** of the request for a conditional use for an outdoor display area at 1805 Appling Harlem Road (Tax Map 028 Parcel 040A).

REZONING



FILE: RZ14-09-03

Conditional Use

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Planning:

- (1) Per Section 90-140 *Landscaping*, a landscape strip must be installed along the Applying Harlem Road right-of-way.
- (2) Per Section 90-139 *Buffers*, vegetated buffers must be installed where the parcel abuts another parcel of dissimilar zoning.

Fire Marshal:

If commercial structures start being placed or built on site that require a permit, a fire hydrant and other code requirements will be applied.

Board of Education:

School Zone Information:

Elementary – North Columbia Elementary
 Middle – Harlem Middle
 High – Harlem High

Commercial properties being built create high volumes of traffic which impact bus routes during morning and afternoon drop off.

Building Standards:

The portable building is to be no larger than 200 square feet; if for any reason the building exceed 200 sqft than all applicable codes (2012 IBC, 2012 IPC, 2012 IMC, 2012 IFGC, 2012 LSC, 2011 NEC, and the 2012 ADA) would apply.

Water Utility:

Water service is available to the parcel. Sewer service is not.

Traffic Engineering:

Due to possible re-purposing of property, recommend that petitioner check with the Georgia Department of Transportation regarding driveway permit or encroachment agreement (on SR 232) for this location.

It appears that this area may have already been reviewed in the not too distant past by GDOT for driveway access. The existing driveway appears to be oriented in such a manner (at the side property lines between two parcels) that it may be used for shared access between the two properties, which GDOT now pushes (shared driveways for multiple lots versus every lot getting its separate driveway).

REZONING



FILE: RZ14-09-03

Conditional Use

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The proposal is consistent with adjacent and nearby properties.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The proposal should not negatively affect adjacent or nearby property.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is consistent with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	There are no substantial reasons why the property cannot or should not be used as currently zoned.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The request should not cause excessive or burdensome use on existing public facilities.
Whether the proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The subject property is not affected by new or changing conditions not anticipated in the GMP or reflected in the existing zoning.
Whether the proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.



PLAN REVISION

FILE: RZ14-09-04

Minor S-1 Revision

Property Information	
Tax Map/Parcel ID	069 001F
Address/Location	777 Horizon South Parkway
Acreage (+/-)	6.44 +/- acres
Current Zoning	S-1 (Special District) – Warrant Baptist Church (RZ13-06-01)
Existing Use	Church and Light Manufacturing
Requests	Place a
Commission District	District 4 (Morris)
Recommendation	Approval with Conditions

Executive Summary:

Applicant Warren Baptist Church (Mark Ivey), on behalf of owner Mason Holdings, LLLP, requests a Minor Revision to the approved site plan and narrative for a 6.44 +/- acre parcel at 777 Horizon South Parkway (Tax Map 069 Parcel 001F) in order to place a portable storage building on the property.

The 12-ft x 24-ft storage shed will be placed at the southwest corner of the existing parking lot and should not materially affect the character of the existing development.

Staff recommends **Approval with Conditions** of the request for a Minor Revision of the approved site plan and narrative for Warren Baptist Church (RZ13-06-01) at 777 Horizon South Parkway (Tax Map 069 Parcel 001F).

Conditions:

Planning:

The structure shall be screened from view from Horizon South Parkway by an opaque row of evergreen trees or shrubs. Alternate landscaping may be approved by Columbia County staff, provided that the proposed alternative landscaping is consistent with the character of the development.



PLAN REVISION

FILE: RZ14-09-04

Minor S-1 Revision

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Planning:

- (1) Conditions supplement but do not eliminate other Code requirements. In case of conflicts, the more restrictive requirement shall apply.
- (2) All building and site development requirements must be met.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The proposal is consistent with adjacent and nearby properties.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The proposal should not negatively affect adjacent or nearby property.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is consistent with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	There are no substantial reasons why the property cannot or should not be used as currently zoned.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The request should not cause excessive or burdensome use on existing public facilities.
Whether the proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The subject property is not affected by new or changing conditions not anticipated in the GMP or reflected in the existing zoning.
Whether the proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.



VARIATION

FILE: VA14-09-01

September 4, 2014

Property Information	
Tax Map/Parcel ID	073 366A
Address/Location	903 Ponder Place Court
Acreage (+/-)	3.82 +/- acres
Current Zoning	P-1 (Professional District)/ETCOD (Evans Town Center Overlay District)
Existing Use	Undeveloped
Request	Variation to Section 90-96 (c)(1)
Commission District	District 3 (Vacant)
Recommendation Variation:	Approval with Conditions

Executive Summary

Applicant Mr. Thomas Duke (on behalf of Class A Investments) requests a variation from Section 90-96(c)(1) (Evans Town Center Overlay District (ETCOD) for a new office building for Janus Research Group, Inc.

The proposed office design uses high quality materials and modern architectural components for an aesthetically pleasing building. The increased glazing allows for more daylight and views. There will be more flexibility in the floor layout. The applicant is requesting a variation from the amount of architectural glazing allowed. The code requirement is a maximum of 25% and the request is for 37% (North elevation); 48% (South elevation) and 43% East and West elevation.

The proposed design meets the overall intent of the ordinance and will provide an attractive façade to North Belair Road.

Staff recommends **Approval with Conditions**.

Conditions:

Planning:

The glazing allowed will be in accordance with the submitted concept design and using the high quality materials proposed. The glazing will be as per the submitted design; 37% (North elevation); 48% (South elevation) and 43% East and West elevation.



VARIATION

FILE: VA14-09-01

September 4, 2014

Additional Information

Code 90-96 (c)(1) states:

Building exterior elevations shall consist of materials that are generally equal in quality, appearance and detail to all other exterior elevations of the same structure or those structures within the same planned development.

External building walls shall be architecturally designed and faced with bricks, stucco, structural masonry, stone or stone veneer, fiber cement board cladding, split face block, wood siding or wood shingles. Architectural metal panels and architectural glazing systems may be used as an accent and up to a maximum 25 percent of any elevation. Reflective or shiny surfaces and mirrored glass are prohibited.

Code 90-96 (c)(16) states:

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 ETCOD 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 ETCOD, materially interfere with the architectural compatibility and aesthetic harmony of structures located within the ETCOD or otherwise materially adversely affect the appearance or environment of the ETCOD.

Interdepartmental Review

A copy of this staff report, including a list of all recommended variation conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Planning:

The property resides within the Evans Town Center Overlay District (ETCOD) and must adhere to all requirements per Sec. 90-96 except where any variance or variation is approved.



VARIANCE

FILE: VA14-09-03

Section 90-133(7)

Property Information	
Tax Map/Parcel ID	028 040A
Address/Location	1805 Appling Harlem Road
Acreage (+/-)	0.50 +/- acres
Current Zoning	C-2 (General Commercial District)
Existing Use	Vacant
Request	Variance from Section 90-133(7) to allow gravel parking
Commission District	District 4 (Morris)
Recommendation	Disapproval

Executive Summary:

Owner/applicant Mr. Tommy Wilson requests a variance from Section 90-133(7) to have a gravel parking lot for a proposed landscape supply business on a 0.50 +/- acre parcel at 1805 Appling Harlem Road (Tax Map 028 Parcel 040A). A conditional use request for an outdoor display area will be heard separately (RZ14-09-03).

Given the rural character of the part of the County in which the property lies, an alternative surface treatment would not be inappropriate; however, the Code specifically addresses alternative surfaces.

Section 90-133(7)(b)(2) describes pervious alternatives to asphalt or concrete including pervious concrete and asphalt, pervious pavers and turf block, or other approved surface treatment, but specifically prohibits "loose gravel, crusher run, sand or native soils" as alternate surface treatments.

As the Code specifically prohibits gravel as an alternative surface treatment, staff recommends **Disapproval** of the request for a variance from Section 90-133(7) to allow gravel parking at 1805 Appling Harlem Road (Tax Map 028 Parcel 040A).



VARIANCE

FILE: VA14-09-03

Section 90-133(7)

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Planning:

It may be worthwhile for the County to consider alternate parking surface requirements for rural areas of the County with a different character than the more developed areas. Though many uses with increased vehicle traffic require more durable surfaces no matter their locations, many uses do not.

Traffic Engineering:

Due to possible re-purposing of property, recommend that petitioner check with the Georgia Department of Transportation regarding driveway permit or encroachment agreement (on SR 232) for this location.

It appears that this area may have already been reviewed in the not too distant past by GDOT for driveway access. The existing driveway appears to be oriented in such a manner (at the side property lines between two parcels) that it may be used for shared access between the two properties, which GDOT now pushes (shared driveways for multiple lots versus every lot getting its separate driveway).





VARIANCE

FILE: VA14-09-03

Section 90-133(7)

Criteria for Evaluation of Variance Proposal:

Criteria Points	Comment
There are special circumstances or conditions unique to the property that do not generally apply to the district;	There are none.
The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land;	There are none.
Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation;	There are none.
If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare;	The variance would not be injurious to the neighborhood or detrimental to the public welfare.
In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance;	The justification is that paved parking would not fit the character of the use or the property.
When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances;	No conditions are recommended.
Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.	So noted and part of standard operating protocol.