



Columbia County Planning Commission
March 4, 2021 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Jim Cox
Vice-Chairman Rich Henderson, Sr.
Commissioner Russell Wilder
Commissioner Gene Futch
Commissioner Al Dempsey

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Jennifer Neal, Planning Technician
Cara Harden, Administrative Specialist
Paul Scarbary, Development Services Division
Director
Members of the Public

A. CALL TO ORDER

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

B. INVOCATION

Commissioner Wilder gave the invocation.

C. PLEDGE OF ALLEGIANCE

Vice-Chairman Henderson led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Cox declared a quorum with 5 Commissioners present (100%Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) February 18, 2021

Commissioner Futch made a motion to approve the February 18, 2021 meeting minutes. Commissioner Wilder seconded the motion. The motion carried 4-0. Vice-Chairman Henderson abstained from vote due to being absent for the February 18, 2021 meeting.

F. APPROVAL OF THE AGENDA

Vice-Chairman Henderson made a motion to approve the March 4, 2021 Agenda. Commissioner Futch seconded the motion. The motion carried unanimously.

G. PRESENTATION

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 March 16, 2021. If you wish to address the Board of Commissioners at their meeting, please see Ms. Cara Harden to obtain a Request to Speak form."

(G1) Vision 2035 Comprehensive Plan Five Year Update Draft & Public Hearing

GMC staff member Courtney Reich stated the following:

- Explained the Comprehensive Planning Process to include Data Gathering; Public Involvement; Goals, Needs, and Opportunities; Future Development Strategy; and Community Work Plan.
- Explained the Public Involvement Process in further detail.
- Presented the past and future schedule.
- Recognized and thanked the Steering Committee for their involvement in the Comprehensive Planning Process.
- Presented the Community Survey Results.
- Presented the Development Pattern Workshop and survey results.
- Presented the Community Vision and Work Program.
- Explained the DCA approval process.

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Vision 2035 Comprehensive Plan.

John Allen, 4357 Deerwood Lane:

- Questioned how rigid the Comprehensive Plan is and if it is a policy or guide.
- Questioned specific goals and legal nexus.
- Expressed the benefits of a growing county.
- Expressed concerns of the challenges versus opportunities that come with a growing county.
- Expressed he was a Conservative with beliefs in individual freedoms and property rights.
- Expressed concerns to avoid unintended consequences.

Planning Commission questions/comments/concerns:

Director Scott Sterling answered that the plan is a policy document, it is not a legal document. It is the basis for creating zoning ordinances. It will be flexible within certain parameters. For example, we would like to develop from the inside out of the Activity Centers.

Chairman Cox questioned whether certain language in the document is used because DCA requires it. Courtney Reich answered yes, some is required by DCA. The future development strategy is the basis for zoning decisions. Changes should adhere to the document. The county determines how flexible the document is.

Commissioner Dempsey stated that nothing supersedes the county code.

Jean Garniewicz, 4210 Long Cove Drive:

- Expressed that the Comprehensive Plan should be flexible, fair, and a good guideline.

Joe Todd, 931 Big Oak Circle:

- Questioned the population growth presented in the plan.
- Expressed concerns about being able to obtain new permits for the amount of houses needed to be developed to keep up with the population growth.
- Expressed that lower density does not equal better quality.
- The average neighborhood in Columbia County has 2.2 houses per acre.
- Expressed concerns about what is useable and unusable land to be able to use for development.
- Requested higher density development.
- Amazon is an example of the growth in the county.
- Expressed concerns over material prices increasing and about housing affordability.
- Shared projections on the income for an Amazon employee and the cost of the home such employee would be able to afford.
- Wants to see better quality neighborhoods built by local builders.

Planning Commission questions/comments/concerns:

Chairman Cox questioned Joe Todd if he was taking resales into consideration on the numbers of houses for sale in the county at this time.

Joel Todd answered this is total houses purchased.

Commissioner Dempsey questioned Joe Todd about the traffic problem with more people per acre.

Joe Todd answered to have less restrictions on useable, buildable land.

Joe Todd questioned whether staff knew how much acreage has not been developed on this plan.

Staff member Will Butler we could easily find that answer out. This is a 5 year update. We will revisit it over time and readdress the concerns every 5 years.

Planning Director Scott Sterling answered we have made changes to the character areas since 2016. We are addressing the concerns based on the reality of the growth in the county and expansion of utilities.

This will continue to evolve and stay current.

Vice-Chairman Henderson questioned Joe Todd whether he accounted for the Amazon employees being married and whether their spouses had a job.

Joe Todd answered that is a factor and if you double it then we have affordable homes. However, not everyone is going to be married.

Commissioner Wilder questioned Joe Todd on what he means by higher density.

Joe Todd answered townhomes, clustered development, and smaller lots.

Vice-Chairman stated citizens have come before Planning Commission with concerns about stormwater with small lots with small setbacks. These issues could be addressed in the right scenarios. It takes time for these decisions to be made and addressed appropriately.

Joe Todd answered mass grading is a good solution to help with drainage.

Chairman Cox stated the developer will be responsible for this.

Planning Director Scott Sterling stated Columbia County government is not restricting permits; it can get there if the developers and land will allow it.

Chairman Cox stated he has been on the board for 14 years and Columbia County has never restricted the number of permits. Material cost and the political change in the country could be a large factor in the slow-down of building homes.

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a) Massage Operator's License

(H2a1) Massage Operator's License for Cebbi Farienty dba SisterReLeaf by Cebbi - Women's Skincare & Massage, located at 3685 River Watch Parkway Suite 100, for on premise and mobile massage services.

Staff member Will Butler stated the following:

- This is a request for a Massage Operator's License for Cebbi Farienty dba SisterReLeaf by Cebbi at 3685 River Watch Parkway Suite 100 for on premise and mobile massage services.
- Therapist Cebbi Farienty meets all the MOL requirements.
- Staff recommends approval.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Wilder made a motion to approve Massage Operator's License for Cebbi Farienty dba SisterReLeaf by Cebbi - Women's Skincare & Massage, located at 3685 River Watch Parkway Suite 100, for on premise and mobile massage services. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2b) Provisional Home Occupation

(H2b1) Provisional Home Occupation for Blue River Pools, Tax Map 041 Parcel 083A, 4.81+/- acres, located at 1223 Grant Road, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery stated the following:

- This is a request for a Provisional Home Occupation for property located at 1223 Grant Road on 4.81 +/- acres and currently zoned R-A (Residential Agricultural) in order to utilize an existing barn and carport for storage related to his pool construction business.
- The property is located on the north side of Grant Road, west of Louisville Road, and is currently zoned R-A (Residential Agricultural) as are all surrounding properties.
- The applicant owns both the subject parcel and the adjacent parcel for a total of 17 acres.
- The applicant is proposing to utilize an existing barn for storage of pallets of rock and pipe, and an existing carport to park work vehicles under.
- The approximate area to be used for storage would be 500 square feet.
- This is less than 50% of the square footage of the applicant's residence, which is 2200 square feet.
- The barn and area to be used for storage and parking is near the back of the property, well off the road, and surrounded by existing trees that will act as natural buffering.
- The neighboring parcel additionally has floodplain on it adjacent to the barn location, which makes it unlikely that a house or other construction would take place near the proposed storage area.
- The applicant's use therefore is not visible from the road or adjacent properties, and should not have any negative impacts on the surrounding properties.
- The applicant does have three employees, however they meet at job sites and do not typically travel to the residence as part of the business operations.
- Therefore there should be minimal additional traffic to the site as the result of the business, outside of deliveries to the site.
- The applicant's parcel is the second lot, and first driveway on Grant Road once turning off Louisville Road, and therefore delivery traffic will have minimal impact on the other residential properties on Grant Road.
- Staff recommends approval.

Planning Commission questions/comments/concerns:

Chairman Cox questioned staff whether the narrative would hold the applicant to no outside storage. Staff member Danielle Montgomery answered per the Provisional Home Occupation ordinance the applicant has to operate per the narrative and site plan provided; if he does not, that is grounds to have his business license revoked.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Futch made a motion to approve Provisional Home Occupation for Blue River Pools, Tax Map 041 Parcel 083A, 4.81+/- acres, located at 1223 Grant Road, and currently zoned R-A (Residential Agricultural). Vice-Chairman Henderson seconded the motion. The motion carried unanimously.

(H2c) Temporary Use Authorization

(H2c1) Temporary Use Authorization, Tax Map 024 Parcel 058P, 2.448+/- acres, located at 6492 Washington Road, and currently zoned R-A (Residential Agricultural).

Staff member Jennifer Neal stated the following:

- This is a request for a temporary use authorization for an approximately 22 foot travel trailer at 6492 Washington Road on 2.448 +/- acres and currently zoned R-A (Residential Agricultural).
- The applicants are requesting to place a 22 foot travel trailer on the property to use as a residence during construction of the home.
- They are in the process of selling their existing home and plan to place the travel trailer on

- the property as soon as the house sells.
- Permits will be applied for mid-March.
- The applicants have indicated that they have a builder preparing plans for the construction of a home to be built on the property with estimated completion in September 2021.
- Staff recommends approval in accordance with the Temporary Use Authorization Ordinance.

Chairman Cox stated this was not a public hearing and called for a motion.

Vice-Chairman Henderson made a motion to approve Temporary Use Authorization, Tax Map 024 Parcel 058P, 2.448+/- acres, located at 6492 Washington Road, and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2d) Preliminary Plat

(H2d1) Preliminary Plat for Crawford Creek South Phase X, Tax Map 067 Parcel 2310, 52 lots, 22.6 +/- acres, located Off William Smith Boulevard, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery stated the following:

- This is a request for a preliminary plat for 52 residential lots on 22.6 acres located off William Smith Boulevard.
- The property is zoned PUD (Planned Unit Development); the zoning was approved in 2018 (RZ18-03-08).
- The preliminary plat for this section includes 52 single family lots with a minimum lot size of 8,000 square feet and an average lot size of 9,273 square feet.
- Setbacks are a minimum of 18 feet from the right of way, and a minimum of 10 feet from the side and rear property lines in accordance with the approved PUD and conditions of the rezoning.
- Sidewalks and street trees are provided on both sides of the road.
- 4.73 acres of open space is provided in this section.
- Staff recommends approval of the preliminary plat.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Wilder made a motion to approve Preliminary Plat for Crawford Creek South Phase X, Tax Map 067 Parcel 2310, 52 lots, 22.6 +/- acres, located Off William Smith Boulevard, and currently zoned PUD (Planned Unit Development). Vice-Chairman Henderson seconded the motion. The motion carried unanimously.

(H2d2) Preliminary Plat for River Pines, Tax Map 077 Parcel 050, 5 lots, 17.28 +/- acres, located at 3951 Mullikin Road, and currently zoned R-1 (Single Family Residential).

Staff member Danielle Montgomery stated the following:

- This is a request for approval of a preliminary plat for 5 residential lots on 17.28 acres located at 3951 Mullikin Road.
- The property is zoned R-1 (Single Family Residential); there is no rezoning action associated with this property.
- This plat includes 5 residential lots, one of which includes the existing house.
- There are therefore four new lots for residential development.
- The lots will share access from the existing driveway, and an access easement is shown over the driveway for this purpose.
- The lots all meet the requirements of the R-1 zoning district, being at least 40,000 square feet in area, with setbacks of 80 feet from the centerline of Mullikin Road, 10 feet from the side property lines, and 25 feet from the rear property lines.
- This plat does include extension of a water line along Mullikin Road to provide water service to these parcels; the lots will be served by individual septic systems.

- A soil survey has been provided with the preliminary plat and the Health Department has been included in the review of the plans.
- Staff recommends approval of the preliminary plat.

Planning Commission questions/comments/concerns:

Vice-Chairman Henderson questioned staff how this development differs from the development that came before Planning Commission a couple of months ago on Mullikin Road.

Staff member Will Butler answered that development was R-2, not R-1. Their lots were approximately 12,000 square feet. This development is R-1 and is totally different on how they look and function.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Wilder made a motion to approve Preliminary Plat for River Pines, Tax Map 077 Parcel 050, 5 lots, 17.28 +/- acres, located at 3951 Mullikin Road, and currently zoned R-1 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2e) Final Plat

(H2f) Plan Revision

(H2g) Public Hearing

(H2g1) RZ21-03-01, Major S-1 (Special) Revision, Tax Map 082A Parcel 386, 29.21+/- acres, located at 313 Baston Road, and currently zoned S-1 (Special).

Staff member Nayna Mistry stated the following:

- This is a request for a Major Revision to the current S-1 (Special) zoning for property located at 313 Baston Road on 29.21 +/- acres.
- The applicant was approved for a proposed building expansion and additional athletic fields in 2020 and this is a request to revise the landscaping and access requirements to Phillips Drive.
- However, during review of the request and after a meeting with Columbia County staff, the applicant has requested to withdraw the request without prejudice. He plans to move forward with the originally approved plan.
- Staff is in support of this request, but must note that there are outstanding conditions from the 2020 major revision that must be complied with as part of the construction of the current expansion to the building.
- The 2020 request included several new buildings as well as a long range expansion plan for the athletic fields.
- The first new building is currently under construction and will be the two-story building on the frontage along Baston Road.
- The school has a Long Range Facilities Development Plan that will span 8-12 years with the goal that all facilities will be located at the Baston Road Campus.
- The proposal was recommended by staff as approval with conditions.
- Due to the non-completion of a previous requirement, condition 5 was added by staff:
The fence, internal sidewalk extension and landscaping as approved in the 2011 rezoning has only partially been completed. Complete the fence, internal sidewalk extension and landscaping along the full frontage of 3623 and 3621 Phillips Drive within 6 months of the Board of Commissioners approval of this request.
- At the Board of Commission meeting on June 2, 2020 the following condition was added to the conditions that were proposed by Planning staff and agreed to by the Planning Commission:
The fence and landscaping will be along the full length of the southeastern property line, along the frontage of current parcel 3621 Phillips Drive and to the Finance Office located at 3619 Phillips Drive to prevent access onto the school property from Phillips Drive. The landscaping buffer will be supplemented with trees and shrubs to create a substantial visual buffer.
- Since the approval was June 2, 2020 this would require the installation to be complete by

December 2, 2020.

- The site plan and engineering was approved on September 3rd, 2020 so there would be adequate time, the proper growing season to get the landscaping installed and meet the required condition for the buffer.
- Staff supports the request to withdraw without prejudice.

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

Les Walden, 4370 Deerwood Lane:

- Staff visited the site and shared their expectations, which are reasonable.
- The utility location service came out Wednesday to locate the utilities.
- Driveway will be taken up tomorrow.
- Beggs Landscaping has been contracted to add the shrubs to the bottom of the trees.
- Augusta Christian maintenance will be taking down the 4 foot fence which should be completed next week.
- Augusta Fencing has been contracted to put the new fence up and that should be done in 3 weeks. However, the green slats may take longer to come in.

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Major Revision.

Raymond Smith, 3622 Phillips Drive:

- Expressed concerns that there was a timeline given and the work is still not completed.
- Trees take 5-10 years to grow.

Chairman Cox stated this was a public hearing and asked if there was anyone else to speak for or against the Major Revision. Hearing none, he closed the public hearing and called for a motion.

Commissioner Futch made a motion to withdraw without prejudice RZ21-03-01, Major S-1 (Special) Revision, Tax Map 082A Parcel 386, 29.21+/- acres, located at 313 Baston Road, and currently zoned S-1 (Special). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g2) RZ21-03-02, Conditional Use for a Gym, Tax Map 078B Parcel 137B, 11.06+/- acres, located at 472 Flowing Wells Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).

Staff member Danielle Montgomery stated the following:

- This is a request for a Conditional Use for a Gym for property located at 472 Flowing Wells Road, Unit G-2 on 11.06 +/- acres currently zoned C-2 (General Commercial) and M-1 (Light Industrial).
- The subject property is located on the east side of Flowing Wells Road and the north side of Mason McKnight Jr Parkway and is currently split zoned.
- The applicant is requesting the Conditional Use in order to operate a gym on the M-1 zoned portion of the property.
- Since the proposed location is zoned M-1, a Conditional Use is required.
- Surrounding properties are zoned primarily C-2 to the south and east, and M-1 and R-2 (Single Family Residential) to the north.
- The portion of the property that is the subject of this request abuts the R-2 subdivision.
- Unit G-2 is in the row of buildings closest to the adjacent residential lots, on the north side of the property.
- There were conditions approved with the rezoning in 2015 that included installation of a 10-foot structural buffer next to residential properties; while clearly intended to impact the subject portion of the site which abuts adjacent R-2 properties, the rezoning request was revised over the course of the public hearing process to only rezone a portion of the site, which rendered the condition moot.
- The proposed use will operate primarily 5AM to 8PM and offer small group classes with up to 13 students per class.

- The applicants however have confirmed classes will take place inside the existing building, and therefore they are unlikely to cause any greater disturbance to the adjacent residences than the existing light industrial businesses, which are primarily contractor's offices with storage, but include automotive fabrication and repair, sales of janitorial equipment, and a storage and drop site for online sales groups.
- This property is located within the Interstate Activity Center on the future land use map.
- This is a designated Employment Center, with primary future land uses identified as commercial uses serving local and regional users, and light and heavy industrial uses.
- The proposed gym provides a commercial service for the area, and is appropriate within this Activity Center.
- Staff recommends approval with condition:

Condition

Planning:

The Conditional Use shall apply only to Unit G-2 on the subject parcel.

Planning Commission questions/comments/concerns:

Vice-Chairman Henderson questioned staff how many people would be using the gym.

Staff member Danielle Montgomery answered up to 13 students and up to 2 instructors per class.

Planning Commission questions/comments/concerns:

Vice-Chairman Henderson questioned staff about parking on site.

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

Austin Akins, 506 Ann Drive, New Ellenton, SC:

- There are 6 parking spots up front with additional parking along the sides of the two outer buildings for employees and clients.

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Conditional Use. Hearing none, he closed the public hearing and called for a motion.

Commissioner Wilder made a motion to approve with condition RZ21-03-02, Conditional Use for a Gym, Tax Map 078B Parcel 137B, 11.06+/- acres, located at 472 Flowing Wells Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial). Vice-Chairman Henderson seconded the motion. The motion carried 4-1. Commissioner Dempsey opposed.

(H2g3) RZ21-03-03, Rezone from S-1 (Special) to R-1 (Single Family Residential), Tax Map 071A Parcel 017E, 1.408+/- acres, located at 841 Halali Farm Road, and currently zoned S-1 (Special).

Staff member Jennifer Neal stated the following:

- This is a request for a rezoning from S-1 (Special) to R-1 (Single Family Residential) on 1.408 +/- acres located at 841 Halali Farm Road.
- The subject property is located on the east side of Halali Farm Road and is currently zoned S-1 (Special) for greenhouse/nurseries and a single family residence.
- Properties to the south are zoned R-1 (Single Family Residential) and C-2 (General Commercial); properties to the west across Halali Farm Road are zoned R-1 (Single Family Residential) and C-1 (Neighborhood Commercial); and properties to the north and east are zoned R-1 (Single Family Residential).
- The current property owner and applicant is requesting that this property be rezoned back to R-1 for single family residential purposes.
- The subject property was rezoned from R-1 (Single Family Residential) to S-1 (Special) in 2014 (RZ14-08-01) at the request of the previous property owner for greenhouse/nurseries and a single family residence.
- He has no plans to continue the business previously approved with the S-1 zoning.
- Under the current S-1 zoning, the applicant is also required to meet the site plan approved for

zoning file RZ14-08-01 and would be required to apply for a revision to make any changes to the property in the future.

- This property is located in the Neighborhoods character area on the Vision 2035 plan; this area is intended for the protection of existing single family residential developments and the creation of new residential subdivisions.
- The intended use of this property as single family residential is in keeping with the intended use of this area.
- Staff recommends approval.

Chairman Cox stated this was a public hearing and asked if the applicant was present. The applicant was not present.

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Rezoning. Hearing none, he closed the public hearing and called for a motion.

Commissioner Dempsey made a motion to approve RZ21-03-03, Rezone from S-1 (Special) to R-1 (Single Family Residential), Tax Map 071A Parcel 017E, 1.408+/- acres, located at 841 Halali Farm Road, and currently zoned S-1 (Special). Vice-Chairman Henderson seconded the motion. The motion carried unanimously.

(H2g4) RZ21-03-04, Major PUD (Planned Unit Development) Revision, Tax Map 072 Parcels 547 and 548, 8.55+/- acres, located at 850 Ronald Reagan Drive and 732 North Belair Road, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery stated the following:

- This is a request for a major revision to the existing PUD (Planned Unit Development) zoning on 8.55 +/- acres located at 850 Ronald Reagan Drive and 732 North Belair Road in order to revise the approved site plan for the properties.
- The properties are located near the Plaza development in Evans Town Center and are bounded by Ronald Reagan Drive to the south, North Belair Road to the northeast, and Williamsburg Way to the northwest.
- Surrounding properties are primarily zoned PUD (Planned Unit Development), including the Plaza development to the south, and additional property from the Marshall Square PUD to the north and west.
- The property has been zoned PUD (Planned Unit Development) since 2004 (RZ04-07-06) ; the PUD at that time encompassed 57.5 acres bounded by North Belair Road to the north, Evans Town Center Boulevard to the south, and the existing professional complexes to the east.
- Since 2004, the PUD has been through multiple revisions; the most recent revision in 2019 (RZ19-12-02) approved the subject site for a mixed use development including a minimum 10,000 square feet of commercial space, up to 300 apartments, and a possible hotel site.
- The applicant is not proposing any changes to the allowed uses for the site but is proposing a revision to the building configuration.
- The revised site plan includes a total of 6 buildings, five of which now line Ronald Reagan Drive and Williamsburg Way.
- There is no longer a building wrapping the corner to continue down North Belair Road, and the former U-shaped building has been replaced by a building similar to the largely rectangular liner buildings, shifted to the perimeter of the site lining Williamsburg Way.
- Overall, staff supports the revision since it emphasizes the more urban design desired in Evans Town Center, lining both of the internal, pedestrian-oriented roads (Ronald Reagan Drive and Williamsburg Way) with buildings pulled up to the rights of way to enhance the streetscape.
- The proposed project is located within the Evans Activity Center, which is a Mixed Use Center on the future land use map.
- The intent of Activity Centers is to enhance and create concentrated commercial uses, employment centers, and mixed use developments in defined areas.
- These centers are generally characterized by compact, walkable, higher density developments

providing employment opportunities and supporting residential uses such as townhomes, loft apartments, and condominiums that contribute to a live-work-play environment but are not consistent with the rural and suburban development patterns found in much of the county.

- The approved uses of the PUD remain in line with the Activity Center, and the revised site plan, bringing additional buildings closer to the streets, helps to enhance the desired compact, walkable design of the area.
- Staff recommends approval with condition:

Condition

Planning:

All adopted conditions with file RZ19-12-02 still apply to this property.

Chairman Cox stated this was a public hearing and asked if the applicant was present. The applicant was not present.

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Major Revision.

Wish Markwalter, 4414 Deer Run:

- Requested clarification on the proposed site plan.

Planning Director Scott Sterling and staff member Danielle Montgomery clarified the site plan uses the revised plan on the PowerPoint.

Chairman Cox stated this was a public hearing and asked if there was anyone else to speak for or against the Major Revision. Hearing none, he closed the public hearing and called for a motion.

Vice-Chairman Henderson made a motion to approve with condition RZ21-03-04, Major PUD (Planned Unit Development) Revision, Tax Map 072 Parcels 547 and 548, 8.55+/- acres, located at 850 Ronald Reagan Drive and 732 North Belair Road, and currently zoned PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g5) RZ21-03-05, Rezone from R-1 (Single Family Residential) to R-2 (Single Family Residential), Tax Map 061 Parcel 084C, 46.41+/- acres, located at 1915 William Few Parkway, and currently zoned R-1 (Single Family Residential).

Staff member Nayna Mistry stated the following:

- This is a request for a rezoning from R-1 (Single Family Residential) to R-2 (Single Family Residential) for property located at 1915 William Few Parkway on 46.4 +/- acres.
- The applicant is requesting the rezoning for a proposed single family home subdivision.
- The subject property is located on the north side of William Few Parkway.
- The surrounding subdivisions are Chamblin Ridge, Ashbrooke, and Chastain Place which are all R-2 (RCO) zoning.
- The challenging topography would require a creative site design to produce a quality subdivision development.
- The site is sloped from east to west, falling as much as 90 feet across the site down to Euchee Creek.
- A concept plan has been submitted and will be addressed at a later meeting.
- Euchee Creek is the western property line, and approximately the western third of the property is floodplain associated with Euchee Creek.
- The applicant has requested a rezoning to R-2 (Single Family Residential) which permits a lot size of 10,000 square feet (approximately 0.23 acres).
- The property is currently zoned R-1 (Single-family residential) which allows lots with a minimum size of 40,000 SF on septic or 30,000 SF with sewer.
- There is a current sidewalk that ends at the entrance to Ashbrooke subdivision and at some point

- the County will need to make the connection from The Greenway to Ashbrooke.
- Until then the developer shall provide sidewalks to the frontage along William Few Parkway and connect to the Greenway.
- The subject parcel is located within the Evans Area Neighborhoods Character Area on the Vision 2035 Future Development Map.
- Staff recommends to approve with conditions:

Conditions

Planning:

1. A minimum 5 foot wide sidewalk is required along the entire William Few Parkway frontage.
2. A sidewalk connection to the Euchee Creek Greenway shall be provided and must be included with the first preliminary plat submittal.
3. The Greenway connection shall be installed to the first developable lot in conjunction with the first phase of infrastructure improvements prior to the release of the first final plat.

Traffic Engineering:

1. Left and right turn lanes are required on William Few Parkway.
2. Improvements along William Few Parkway must include a minimum 10 foot shoulder, curb and gutter, street inlets, and other drainage and safety measures in order to accommodate a required 5 foot wide sidewalk.

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

James Dean, 452 Ellis Street, Augusta:

- Submitting plan as early as tomorrow.

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Rezoning. Hearing none, he closed the public hearing and called for a motion.

Commissioner Futch made a motion to approve with conditions RZ21-03-05, Rezone from R-1 (Single Family Residential) to R-2 (Single Family Residential), Tax Map 061 Parcel 084C, 46.41+/- acres, located at 1915 William Few Parkway, and currently zoned R-1 (Single Family Residential). Commissioner Dempsey seconded the motion. The motion carried unanimously.

(H2g6) VA21-03-01, Variance to Section 90-139 *Buffers & Screening*, Tax Map 077A Parcel 099A, 1.34 +/- acres, located at 4321 Evans to Locks Road, and currently zoned C-2 (General Commercial).

Staff member Will Butler stated the following:

- This is a request for a variance to Section 90-139 *Buffers & Screening* for property located at 4321 Evans to Locks Road on 1.33 +/- acres and currently zoned C-2 (General Commercial).
- The subject property is located on the north side of Evans to Locks Road.
- Property to the north and west is zoned M-2 (General Industrial), property to the south across Evans to Locks Road is zoned A-R (Apartment Residential) and C-2 (General Commercial), and property to the east is zoned C-2.
- The applicant is requesting the variance to reduce the buffer against adjacent industrially zoned property for a proposed pet resort.
- The applicant is requesting a reduction in the structural buffer adjacent to 4323 Evans to Locks Road (this would be the western and northern property lines) from 20 feet to 10 feet.
- Proposed by the applicant is placing the buffer landscaping along the property line with the required fence at approximately 9 feet from the property line.
- The applicant proposes to use an 8 foot high fence as the structural buffer which will serve a dual purpose to provide the structural component of the buffer and also to provide a screened fence along the rear of the play yards of the pet resort.
- Fencing is proposed to be two types: any fence visible from Evans to Locks Road or the parking lot area shall be an 8 foot white solid vinyl fence that matches the existing and the remaining are

- intended to be an 8 foot black, vinyl coated chain link fence with privacy screen.
- The applicant has noted that landscaping within a play area may be damaged by pets if it was required to be on the interior of the fence instead of the exterior.
- The vinyl fence meets Evans Town Center requirements, but the vinyl coated chain link fence does not and will be a part of a request for a variation to Evans Town Center requirements for both the building (proposed materials) and the fence in the near future.
- However, staff is proposing a condition to clarify that the proposed chain link fence will require a variation to the Evans Town Center Overlay District standards.
- This information has already been conveyed to the applicant and their design team.
- In addition, the applicant is requesting to reduce, not eliminate the buffer on their property.
- While not being a requirement in this situation, the applicant's request to reduce the buffer to 10 feet does meet the use provision for the minimum structural buffer against a residential use.
- Staff recommends to approve with condition:

Condition

Planning:

Chain link fencing noted on the provided plan is not approved with this submittal. An approved variation to Evans Town Center Overlay District (ETCOD) standards will be required in order to use the noted chain link fencing.

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

Bill Corder, 842 Sparkleberry Road:

- Request the variance to have room to enter and exit the play yards.
- Will have heavily fenced screening and buffer.
- Will have a solid black vinyl fence in the play yard area.
- Front will be a white vinyl fence that will face Evans to Locks Road.

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Variance. Hearing none, he closed the public hearing and called for a motion.

Commissioner Wilder made a motion to approve with condition VA21-03-01, Variance to Section 90-139 *Buffers & Screening*, Tax Map 077A Parcel 099A, 1.34+/- acres, located at 4321 Evans to Locks Road, and currently zoned C-2 (General Commercial). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g7) VA21-03-02, Variance to Sections 90-133(a)(7) *Parking*, 90-139 *Buffers & Screening*, and 90-147(g)(10)(b) *Use Provisions*, Tax Map 024 Parcel 001, 5.01+/- acres, located at 6697 Washington Road, and currently split zoned C-2 (General Commercial) and C-C (Community Commercial).

Staff member Will Butler stated the following:

- This is a request for variances to Sections 90-139 *Buffers & Screening*, 90-147(g)(10)(b) *Use Provisions*, and 90-133(a)(7) *Parking* for property located at 6697 Washington Road on 5.01 +/- acres and currently split zoned C-2 (General Commercial) and C-C (Community Commercial).
- The subject property is located on the east side of Washington Road.
- Property to the north is zoned R-4 (Recreational Residential) but is used for multiple uses within the Pointes West Army Resort, property to the east and south is zoned in the same manner as the subject property (split zoned C-C and C-2), and property to the west across Washington Road is zoned R-4 (Recreational Residential) and S-1 (Special) for an existing nursing home.
- The applicant is proposing an approximately 3,000 square foot addition to the existing convenience store for a bait shop and retail shop.
- The applicant is requesting the variance to Section 90-139 *Buffers & Screening* to reduce buffers against residential property, 90-147(g)(10)(b) *Use Provisions* to reduce buffers and building setbacks and expand hours of operation for a convenience store with fuel pumps, and 90-133 (a)(7) *Parking* to permit a proposed gravel drive.

- The first variance is a request to waive the 30' structural buffer against the adjacent R-4 (Recreational Residential) property which is found in Section 90-139 *Buffers & Screening*.
- In addition, this property is owned by the federal government which our ordinance does not require to follow zoning.
- It could certainly be zoned S-1 to better follow current county code, but due to the ownership it is not required.
- Due to these factors, staff is in support of waiving the 30' structural buffer.
- The second variance is to address several use standards in Section 90-147 (g)(10)(b) *Use Provisions* for a convenience store with fuel pumps.
The use standards are as follows:
 - (i) *All fuel pumps must be located at least 25 feet from any public right-of-way or lot line, and all buildings and appurtenances must be located at least 100 feet from all lot lines abutting a residential use.*
 - (ii) *A minimum ten-foot structural buffer meeting the requirements of section 90-139 must be established along all lot lines abutting a residential use.*
 - (iii) *All fuel must be stored underground outside of any right-of-way.*
 - (iv) *When the use is within or attached to a multi-tenant building, the floor area cannot exceed 15 percent of the gross floor area of the entire building or 5,000 square feet, whichever is greater; and*
 - (v) *Hours of operation can begin no earlier than 6:00 a.m. and end no later than 11:00 p.m., including all deliveries.*
- Justification for removing the 100 foot setback and also the 10 foot structural buffer is the same as the justification for removal of the structural buffer: Pointes West is to the north, is not a typical residential use, and the closest facility at Pointes West is over 950 feet away.
- Justification for removing the 100 foot setback and also the 10 foot structural buffer is the same as the justification for removal of the structural buffer: Pointes West is to the north, is not a typical residential use, and the closest facility at Pointes West is over 950 feet away.
- Staff again agrees that due to these factors, waiving the setback and buffer requirement for this property is warranted.
- Staff is in agreement that Pointes West, while being zoned R-4, includes uses that would not fall under the current use table for R-4.
- The last request for this section is to allow for operation 24 hours a day.
- The applicant has provided the justification that the facility presently serves and plans to continue serving the fishing public which in many cases are on the lake before the sun rises.
- To continue to serve those clients, being open before 6AM is required.
- The applicant has indicated that they will most likely want to open around 4AM, but has requested the possibility for 24 hour operation.
- Currently, the longest the convenience store is open is from 5:30AM to midnight.
- Staff's primary concern with allowing 24 hour operation is lighting on the site impacting nearby properties, as well as when deliveries or pickup of the dumpster is scheduled.
- The nearby properties are the residential properties across the street from this use and also the nursing home.
- Due to this, staff will propose a condition addressing shielding and directing of lights on the site away from those properties, and that all deliveries or pickup of dumpsters may only occur from 6AM to 11PM in conformance with County nuisance codes.
- The last variance request is to Section 90-133 (a)(7) *Parking* to permit a proposed driveway to the bait shop drive thru to be constructed of gravel instead of a paved material.
- As justification the applicant has noted that the property to the south, a storage facility, has a gravel parking and driving area and that the nursing home across Washington Road has a gravel access road to the rear of their facility.
- Also noted is the rural character of the area in general and how common unpaved driveways are in the area.
- Staff is in agreement that the gravel driveway makes some sense due to the rural character of the area and the fact that this accesses a drive thru for a bait shop which will likely see trucks with boats on trailers as the primary customer.

- Due to these factors staff is in favor of allowing an alternative material for this drive.
- However, a condition limiting the request to only this drive will be proposed.
- Staff recommends to approve with conditions:

Conditions

Planning:

1. Screening is not waived for any dumpsters, ground level mechanical, electrical, HVAC, or other above ground utility equipment, storage tanks or lots, and communication towers and associated equipment structures.
2. Any site lighting shall be shielded and directed away from properties across Washington Road from the subject property. A photometric plan showing foot candle readings of 5 or less at the Washington Road property line shall be submitted at site plan review.
3. All deliveries to the site and dumpster pickup may only occur between the hours of 6AM and 11PM.
4. The use of gravel is limited to only the proposed gravel drive way for the bait shop as shown on the provided concept plan.

Planning Commission questions/comments/concerns:

Commissioner Futch questioned staff about the direction of the drive thru.

Staff member Will Butler answered by drawing the direction on the screen and stated the applicant could advise further.

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

David Banks, 244 Watervale Road:

- Advised putting the drive thru on the other side of the business would not work.
- The gravel driveway will not tie to the other gravel driveway on the site.
- You will be able to pull into the bait shop with trucks and boats.
- The drain field on the site prohibits the vehicles from entering the other side of the building.

Planning Commission questions/comments/concerns:

Chairman Cox questioned the applicant whether the retail shop will be an expansion of the retail store or a separate tenant.

David Banks answered it would be a separate tenant.

Commissioner Dempsey stated he is familiar with the site and they have plenty of room for this request to work.

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Variance. Hearing none, he closed the public hearing and called for a motion.

Commissioner Dempsey made a motion to approve with conditions VA21-03-02, Variance to Sections 90-133(a)(7) *Parking*, 90-139 *Buffers & Screening*, and 90-147(g)(10)(b) *Use Provisions*, Tax Map 024 Parcel 001, 5.01+/- acres, located at 6697 Washington Road, and currently split zoned C-2 (General Commercial) and C-C (Community Commercial). Commissioner Futch seconded the motion. The motion carried 4-0. Commissioner Wilder abstained from the vote.

(H2h) Text Amendments

(H2i) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

Chairman Cox congratulated George Bratcher for receiving the position as Tax Assessor.

Vice-Chairman Henderson mentioned how many new residential lots they approved at this meeting and that he doesn't recall declining very many throughout the time he has been on Planning Commission. The numbers Mr. Todd presented during the Vision 2035 public hearing are more affected by what the developers are able to bring us each year.

K. PUBLIC COMMENTS AND PARTICIPATION

Andy Colbert, 471 Cambridge Way:

Owner of Outdoor Augusta at Riverside Park where we do kayak rentals and I just wanted to introduce our business.

There was no further business to discuss; therefore Vice-Chairman Cox made the motion to adjourn the meeting at 7:38p.m. Commissioner Futch seconded the motion. Motion carried unanimously.

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Signature on File

Jim Cox, Chairman

Signature on File

Scott Sterling, Planning Services Director