



Columbia County Planning Commission
June 3, 2021 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Jim Cox
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
Cara Harden, Administrative Specialist
Robbie Bennett, Executive Director,
Columbia County Development Authority
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

Commissioner Futch led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Cox declared a quorum with 4 Commissioners present (80%Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) May 20, 2021

Commissioner Futch made a motion to approve the May 20, 2021 meeting minutes. Commissioner Wilder seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to amend the June 3, 2021 Agenda by adding (G1) Resignation of Vice-Chairman Henderson and (G2) Election of Vice-Chairman. Commissioner Futch made a motion to approve the June 3, 2021 amended Agenda. Commissioner Wilder seconded the motion. The motion carried unanimously.

G. PRESENTATION

(G1) Resignation of Vice-Chairman Henderson

Chairman Cox read the resignation email of Vice-Chairman Henderson into the public record.

(G2) Election of Vice-Chairman

Chairman Cox opened nominations for the office of Vice-Chairman of the Columbia County Planning Commission.

Commissioner Futch nominated, seconded by Commissioner Wilder, Commissioner Dempsey for office of Vice-Chairman.

Chairman Cox stated that Commissioner Dempsey has been nominated for Vice-Chairman of the Columbia County Planning Commission. With no other nominations, the Chairman called the vote. Commissioner Dempsey was approved as Vice-Chairman of the Columbia County Planning Commission in a 3-0 vote; Commissioner Dempsey abstained.

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a) Architectural Review

(H2a1) Architectural Review for Autozone, Tax Map 068 Parcel 054C, 2.45+/- acres, located at 430 Lewiston Road, and currently zoned C-2 (General Commercial).

Staff member Nayna Mistry stated the following:

- The zoning for this property is C-2 (General Commercial) as per file RZ17-09-05.
- A condition of the rezoning states:
 - All building elevations and architectural finishes shall be approved by the Planning Commission prior to the issuance of any building permit. Finish materials shall include a combination of brick, stone, and stucco. Metal may be used as a roofing material. The Planning Commission may approve alternate materials on a case-by-case basis.
- The applicant has submitted their elevations for staff review.
- This is a car parts and accessories retail store which is located next to the Longhorns restaurant.
- Due to the way the interior is laid out, there are limited areas of wall space for clear windows.
- The elevations show high level windows to allow natural lighting and create an appealing interior space.
- The wall finish materials proposed for the buildings are brick, stone and stucco in earth tone colors.
- The metal awnings and decorative metal trellis panels were added to give the walls some depth and visual interest.
- The photograph submitted is from another similar store and shows how the overall look will work.
- Staff recommends approval.

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

Commissioner Futch made a motion to approve Architectural Review for Autozone, Tax Map 068 Parcel 054C, 2.45+/- acres, located at 430 Lewiston Road, and currently zoned C-2 (General Commercial). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2a2) Architectural Review for 5148 & 5150 Bluegrass Trail, Tax Map 061 Parcel 2906, 19.45+/- acres, located at 5148 & 5150 Bluegrass Trail, and currently zoned C-2 (General Commercial).

Staff member Nayna Mistry stated the following:

- The zoning for this property is C-2 (General Commercial) based on files RZ14-10-07, RZ15-11-08 and RZ16-01-07 as per the Kroger development on Lewiston Road.
- One of the zoning conditions requires the Planning Commission to review and approve all building elevations and architectural finishes prior to the issuance of any building permits.
- This is a retail building that will accommodate two restaurants.
- Adjacent to this location is Panera Bread which had an Architectural Review approved in 2018.
- The main front elevation is facing south towards Kroger's main parking lot.
- Several discussions have taken place between the applicant and staff regarding façade treatments

- and screening, since the elevation that is facing Bluegrass Trail is technically the back of the building.
- The applicant has revised the elevations to better screen the steps and utility equipment as requested by staff.
- There will be decorative wood screening provided for screening and decorative lighting to match the main development.
- There will be more landscaping added along Bluegrass Trail to provide an attractive screen and protect the public view.
- Staff recommends approval with conditions.

Conditions

1. The landscaping will be coordinated with the County Landscape Architect to create an attractive visual screen along Bluegrass Trail to protect the public view.
2. With the tenant up-fit building permits, any additional equipment or utilities etc., shall be required to be shown on the plans and elevations to ensure that adequate screening is incorporated into the design to protect the public view.

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

Commissioner Wilder made a motion to approve with conditions Architectural Review for 5148 & 5150 Bluegrass Trail, Tax Map 061 Parcel 2906, 19.45+/- acres, located at 5148 & 5150 Bluegrass Trail, and currently zoned C-2 (General Commercial). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2b) Provisional Home Occupation

(H2b1) Provisional Home Occupation for Kristi's Chop Shop, Tax Map 043A Parcel 062D, 2.50+/- acres, located at 3962 Gordon Highway, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery stated the following:

- This is a request for a Provisional Home Occupation, located at 3952 Gordon Highway, 2.50 +/- acres currently zoned R-A (Residential Agricultural), in order to utilize a room within an existing shop for a one chair salon.
- The property is located on the south side of Gordon Highway just east of Harlem city limits at Leitner Mill Road, and is currently zoned R-A, as are all surrounding properties on the south side of Gordon Highway.
- The applicant is proposing to utilize an approximately 200 square foot room within an existing 1,200 square foot shop for a one chair salon.
- A Provisional Home Occupation allows the use within the shop for up to 50 percent of the square footage of the primary residence on the property; the 200 square foot room in the existing shop falls within this criteria as the applicant's home is approximately 2,396 square feet.
- The applicant has provided pictures of the salon and plans to serve customers by appointments for approximately 5 customers a day.
- The hours of operation will be from 9am to 6pm Tuesday thru Friday and from 10am to 1pm on Saturdays; closed Sunday and Monday.
- Staff recommends approval.

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

Commissioner Wilder made a motion to approve Provisional Home Occupation for Kristi's Chop Shop, Tax Map 043A Parcel 062D, 2.50+/- acres, located at 3962 Gordon Highway, and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Final Plat

(H2e1) Final Plat for Kiokee Pointe, Tax Map 011 Parcel 002, 14 lots, 110.34 +/- acres, located at 550 County Line Road, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler stated the following:

- This is a request for a final plat approval for fourteen lots located at 550 County Line Road, 110.34 +/- acres, and currently zoned R-A (Residential Agricultural).
- The proposed plat shows a total of fourteen lots all accessing off of road frontage either on County Line Road or Watson Bailey Road.
- There is a condition proposed by Traffic Engineering in regards to review of driveways.
- This is similar to other recent developments like this along collector or arterial roads.
- This condition will soon be remedied with a driveway permit requirement, but the condition is sufficient at this time.
- Staff recommends approval with conditions.

Conditions

Traffic Engineering:

1. All driveway encroachments into County rights-of-way will be reviewed by the Engineering Services Division as follows:
 - a. When the driveway construction is associated with other improvements that require a County permit, the driveway will be reviewed for conformance through the required permit process.
 - b. When the driveway construction is not associated with other improvements that require a separate County permit, a driveway encroachment permit shall be submitted for review by the County Engineer.
2. All driveways must meet the site distance criteria outlined in the most current edition of the GDOT Regulations for Driveway and Encroachment Control.

Planning Commission questions/comments/concerns:

Chairman Cox questioned the access to lots 7a, 7b, 9, 10, and 11 and whether they would have to build on a particular side of the power line easement.

Staff member Will Butler answered the access would be off Watson Bailey Road and they could build on either side of the easement as long as setbacks were met.

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

Commissioner Futch made a motion to approve with conditions the Final Plat for Kiokee Pointe, Tax Map 011 Parcel 002, 14 lots, 110.34 +/- acres, located at 550 County Line Road, and currently zoned R-A (Residential Agricultural). Commissioner Dempsey seconded the motion. The motion carried unanimously.

(H2f) Plan Revision

(H2f1) RZ21-06-04, Minor S-1 (Special) Revision, Tax Map 067 Parcel 117B, 44.47 +/- acres, located at 4921 Columbia Road, and currently zoned S-1 (Special).

Staff member Will Butler stated the following:

- This is a request for a minor S-1 (Special) plan revision for property located at 4921 Columbia Road, 44.47 +/- acres, and currently zoned S-1 (Special).
- The applicant is proposing to construct a fire pit and pergola on the property and has provided a site plan, as well as a brief narrative describing their intent.
- The subject property is located on the north side of Columbia Road.
- The property was originally rezoned for the current use in 2002 (RZ02-04-04) with subsequent revisions in 2014, 2017, and 2020.

- The applicant is proposing to construct the fire pit and pergola across from an existing picnic shelter located north of the access road and Life Center within an existing open area.
- Staff has no concerns with this request.
- The subject property is located within the Evans Area Neighborhoods on the Vision 2035 Future Land Use Map.
- As a place of worship, the request meets the intent of the Future Land Use Map.
- Staff recommends to approve.

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

Commissioner Wilder made a motion to approve RZ21-06-04, Minor S-1 (Special) Revision, Tax Map 067 Parcel 117B, 44.47+/- acres, located at 4921 Columbia Road, and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g) Public Hearing

(H2g1) RZ21-06-01 Part 1, Rezone from R-2 (Single-Family Residential) and M-1 (Light Industrial) to S-1 (Special), Tax Map 051 Parcel 008J, 10.23+/- acres, located at 561 Baker Place Road, and currently split zoned R-2 (Single Family Residential) and M-1 (Light Industrial).

Part 1 and Part 2 were presented together and voted on separately.

Staff member Nayna Mistry stated the following:

- This is a request for a rezoning from M-1 (Light Industrial) and R-2 (Single Family Residential District) to S-1 (Special) for 10.23 +/- acres, located at 561 Baker Place Road for a place of worship and associated uses.
- A second part to this request is a revision for the proposed site plan.
- This proposal includes new buildings, parking and recreation fields.
- Staff met with the applicant and engineer to discuss the traffic issues.
- It was decided the best solution would be to postpone for 4 weeks for the engineer to work on the traffic issues.
- Staff recommends to postpone.

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

Applicant present but did not provide any further information.

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 postpone to July 1, 2021 RZ21-06-01 Part 1, Rezone from R-2 (Single-Family Residential) and M-1 (Light Industrial) to S-1 (Special), Tax Map 051 Parcel 008J, 10.23+/- acres, located at 561 Baker Place Road, and currently split zoned R-2 (Single Family Residential) and M-1 (Light Industrial). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g2) RZ21-06-01 Part 2, Major S-1 (Special) Revision, Tax Map 051 Parcels 008I, 10.23+/- acres combined, located at 571 Baker Place Road, and currently zoned S-1 (Special).

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Major S-1 Revision. Hearing none, he closed the public hearing and called for a motion.

Commissioner Futch made a motion to postpone to July 1, 2021, RZ21-06-01 Part 2, Major S-1 (Special) Revision, Tax Map 051 Parcels 008I, 10.23+/- acres combined, located at 571 Baker Place Road, and currently zoned S-1 (Special). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g3) RZ21-06-02, Conditional Use for a Daycare, Tax Map 078C Parcel 005, 0.81+/- acres, located at 208 Flowing Wells Road, and currently zoned PDD (Planned Development District).

Staff member Nayna Mistry stated the following:

- This is a request for a Conditional Use for a Daycare for 0.81 +/- acres, currently zoned PDD (Planned Development District), and located at 208 Flowing Wells Road.
- This property is located on the east side of Flowing Wells Road, north of Brockwood Street, and is currently zoned PDD (Planned Development District).
- Properties to the north, east, and south are zoned R-3 (Single Family Residential); properties to the west across Flowing Wells Road are zoned C-2 (General Commercial) and R-2 (Single Family Residential) with Martinez Elementary School located within the R-2 property.
- The subject property consists of two buildings, 206 and 208 Flowing Wells Road.
- 206 Flowing Wells Road currently consists of a personal care home which will be closing down as of the end of May 2021 before the daycare will begin operating.
- The applicant is requesting a conditional use to operate a daycare and the owner has requested this conditional use apply to both buildings located on this property.
- The applicant has indicated that they will operate a Bright from the Start (Georgia Department of Early Care and Learning for pre-k and child care centers licensing) daycare facility with approximately 25-30 children.
- The exact number will be determined by Bright from the Start based on dead space and the useable square footage of the building for approximately 35 square feet per child.
- Columbia County Code also requires 35 square feet per child; per the applicant the building is approximately 2,025 square feet which would allow up to approximately 57 children.
- There will be approximately 4-5 employees; the exact number will also be determined by Bright from the Start.
- The applicant anticipates the hours of operation to be from 7am to 7:30pm to accommodate working parents.
- Brockwood Street is closed between Flowing Wells Road and Pinehurst Drive from 7:45am-8:45am and from 3:15pm-4:14pm Monday-Friday for the school zone.
- The applicant has indicated parents will have information regarding the road closure included in their daycare documentation.
- Parents will have the option to drop off or pick up before the closure or after the road has opened; or to have a staff member bring their child to the stop sign at the intersection of Brockwood Street and Pinehurst Drive if this is their normal time for drop off or pick up since other children from Martinez Elementary School will also be utilizing Brockwood Street to walk to and from school.
- A staff member will also meet the parent with their child at this same location in case of an emergency during the road closure hours.
- The applicant has indicated there are 8 parking spots on the site; 4 on the south side of the building and 4 behind the building.
- To expand parking a site plan would need to be submitted.
- The site plan would need to show fencing, buffers, parking, and playground space.
- This parcel is located within the Neighborhoods Character Area on the Future Land Use Map which is intended for moderate density detached single-family residential and civic uses such as community centers, libraries, place of worship, and schools.
- The proposal provides a service to the surrounding neighborhoods and is compatible with the surrounding area, and therefore meets the intent of the future land use map.
- Staff recommends approval.

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

Mushanda Ray, 881 Rollo Domino Circle:

- An employee will escort students to Brockwood Street to meet parents during the road closure.
- Currently own Sweet Pea Experience.
- Child care is in great demand.

Planning Commission questions/comments/concerns:

Commissioner Wilder questioned the applicant on whether children will be dropped off at the corner of Brockwood Street during the closure.

Mushanda Ray answered yes, if parents are needing the service it will be provided. There will be a dedicated employee to provide this service.

Commissioner Wilder questioned the applicant on the busiest drop off time in the morning for her current center.

Mushanda Ray answered she works for her parents and is unable to give an exact time.

Chairman Cox questioned whether there is a need for 24 hour daycare.

Mushanda Ray answered yes, there is a need.

Chairman Cox questioned who requested the Brockwood Street Road closure.

Scott Sterling answered after talking to senior staff, neither the county nor the Sheriff's office requested the closure. The Board of Education may have requested the closure, however there has been no contact to confirm this. The county will be reaching out to the Board of Education to see if the road closure is still needed.

Commissioner Cox questioned what the plan would be for parking for drop off if Brookwood Street opens back up.

Mushanda Ray answered there are 4 parking spots on the back of the building, and an additional 6 parking spots on the side facing Flowing Wells.

Tommy McBride, 321 Canterbury Drive:

Commissioner Wilder questioned the driveway access to the business.

Tommy McBride answered that the driveway will be shared between both businesses.

Commissioner Futch questioned whether the widening project on Flowing Wells Road would have an impact on the square footage of the property and the maximum number of children allowed.

Staff member Danielle Montgomery answered the widening project would not impact that number due to that number being mainly for the outdoor play area. The outdoor play area will be in the back of the property, not in the front where the widening project is taking place.

Mushanda Ray also answered that the business will also be required to go by Bright from the Start guidelines. Their guidelines require the playground to be in the back of the building. They also only require a 4ft fence and there is currently a 6ft fence on the property.

Commissioner Dempsey voiced concerns with the traffic on Flowing Wells and the drop off and pick up on Brockwood Street when Martinez Elementary opens back up for the new school year.

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 Dempsey made a motion to disapprove RZ21-06-02, Conditional Use for a Daycare, Tax Map 078C Parcel 005, 0.81+/- acres, located at 208 Flowing Wells Road, and currently zoned PDD (Planned Development District). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g4) RZ21-06-03, Rezone from M-1 (Light Industrial) to T-R (Townhouse Residential), Tax Map 074 Parcel 117, 9.83+/- acres, located at 4459 Wrightsboro Road, and currently zoned M-1 (Light Industrial).

Staff member Danielle Montgomery stated the following:

- This is a request for a rezoning from M-1 (Light Industrial) to T-R (Townhouse Residential) for property located at 4459 Wrightsboro Road on 9.83 +/- acres.
- The applicant has included an initial development plan and a narrative for the project.
- The subject property is on the north side of Wrightsboro Road just west of Old Wheeler Road and is currently zoned M-1 (Light Industrial) per RZ77-10-02 and RZ20-06-03.
- Adjacent properties to the north are zoned R-2 (Single Family Residential), to the east R-2 and C-1 (Neighborhood Commercial), and to the west S-1 (Special) for an existing mobile home park.
- The surrounding area includes an industrial park on the opposite side of Old Wheeler Road with M-1 zoning, as well as additional single family and townhouse residential developments on the

south side of Wrightsboro Road, zoned primarily R-1 and T-R.

- The applicants previously rezoned the property in 2020 for the development of office/warehouse space, and are currently requesting rezoning of the property to T-R for the development of a townhouse community.
- The applicants have provided an initial development plan showing 78 lots, for an overall density of 7.9 units per acre, in compliance with the 8 units per acre allowed within the T-R zoning district.
- 4.7 acres of open space are provided on the site, which includes a 50-foot undisturbed buffer around the perimeter of the project, multiple centralized park spaces, and open spaces between blocks.
- The current development plan exceeds the minimum required open space for the proposed zoning district, and provides centralized spaces that could easily be developed with the active recreation facilities and play equipment required under County code.
- The development is intended to provide a similar aesthetic to Avenel Place, a townhouse development recently completed off Furrys Ferry Road.
- The narrative proposes a brick façade for the units, with no more than 5 units per block.
- Entrance landscaping is planned on Wrightsboro Road.
- The development is currently showing two driveways on Wrightsboro Road, however the separation between these entrances is not sufficient to meet the distance requirements of the fire code.
- The applicants are therefore intending to install sprinkler systems in all of the units.
- Traffic Engineering has also indicated that due to the traffic volume on Wrightsboro Road, only one access point will be allowed; this entrance is expected to require left and right turn lanes.
- The subject property is located within the Interstate Activity Center on the future land use map.
- The intention of an Activity Center is to concentrate commercial, industrial, and higher density residential uses in defined areas of the County.
- These Activity Centers are characterized by higher density, walkable development providing employment opportunities and supporting residential uses.
- Future development in these areas is intended to have a high quality building and site design and should include dedicated open and civic spaces.
- The Interstate center in particular is an Employment Center; primary future land uses include commercial and light and heavy industrial uses, as well as higher density residential uses.
- The proposed use for townhouse development at the edge of the Activity Center provides a transition from the industrial development to the east down to the single family character further west of this property, and is in keeping with the intent of the Activity Center.
- Additionally, the proposed development plan includes dedicated open space as park areas for the residents, and a narrative intent to develop high quality elevations and entrance landscaping.
- There are conditions proposed to ensure this standard of development is met in keeping with the intent of the Activity Center
- Staff recommends to approve with conditions.

Conditions

Planning:

1. The entrance design and landscaping shall meet or exceed the quality of the provided examples. The entrance design shall be approved by Planning Commission with the preliminary plat for the project.
2. Front building elevations shall be brick as identified in the narrative
3. The development shall provide no less than 20,000 square feet of centralized park space for the future residents. This condition does not negate the requirement for a minimum of 10% of the project area to be set aside as open space.

Traffic Engineering:

1. Only one driveway access point on Wrightsboro Rd is allowed for this development.
2. All internal streets must be private. Provide a pavement design for internal roads even though private.

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

Gary Bennett, 5810 Carriage Hills Drive:

Planning Commission questions/comments/concerns:

Commissioner Dempsey questioned the applicant on lot sizes and square footage of the proposed townhomes.

Gary Bennett answered the lot sizes would be similar to Avenel Place.

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 Wilder made a motion to approve with conditions RZ21-06-03, Rezone from M-1 (Light Industrial) to T-R (Townhouse Residential), Tax Map 074 Parcel 117, 9.83+/- acres, located at 4459 Wrightsboro Road, and currently zoned M-1 (Light Industrial). Commissioner Futch seconded the motion. The motion failed 2-2. Chairman Cox and Commissioner Dempsey opposed.

(H2g5) VA21-06-01, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 082K Parcel 115, 1.05+/- acres, located at 403 Lakestone Way, and currently zoned R-3 (Single Family Residential).

Staff member Will Butler stated the following:

- This is a request for a variance to Section 90-53 *List of Lot & Structure Requirements*, for property located at 403 Lakestone Way, 1.05 +/- acres, and currently zoned R-3 (Single Family Residential).
- The applicant is requesting the variance to reduce setbacks for a proposed retaining wall.
- The subject property is located in the Barrington subdivision on the south side of Lakestone Way.
- All adjacent and nearby property is zoned R-3 (Single Family Residential).
- The applicant is requesting the variance to reduce building setbacks at the rear of the property for a proposed retaining wall.
- Building setbacks along the side and rear property lines are ten feet, so the wall encroaches along the rear and northern side property lines.
- This would not be a concern if the wall was under six feet in height, but the wall is seven feet at its highest point.
- According to the plans provided, the wall is approximately 185 feet in length and goes from approximately one foot in height at its beginning on the southern side of the property, gradually rises in height to seven feet over the course of approximately 142 feet and back down to a little over three feet where it ends 185 feet from where it began.
- The only area that is over six feet is approximately 16 feet of the 185 foot long wall.
- Due to the topography and the small area that it encroaches over six feet, staff approves of the request for the variance.
- There are some concerns from other departments however.
- The proposed wall is within a 30 foot drainage and utility easement and Stormwater has proposed a condition that an easement encroachment agreement is required.
- Per both the applicant and Stormwater, this has been applied for but has yet to be approved as of the writing of this staff recommendation.
- It will be required before issuance of a land disturbance permit for the retaining wall.
- Another issue raised by a county department is that a sewer manhole has been located on the adjacent property that may impact the exact location of an existing sanitary sewer easement which appears to run very close to the existing pool on the property.
- This is currently under review by both the applicant and Columbia County Water Utility, but a condition has been requested that will address a potential easement encroachment for the existing pool if needed.
- Staff recommends to approve with conditions.

Conditions

Stormwater Management:

An easement encroachment agreement is required.

Water & Sewer:

A sewer manhole has been located on the adjacent property that is not shown on the County mapping system. This will most likely change the location of the sewer main and easement, particularly in relation to the swimming pool. A revised survey is needed that more accurately reflects the location of the sewer main and easement. An encroachment agreement for the existing pool will be required if it is located within the easement area.

Planning Commission questions/comments/concerns:

Chairman Cox questioned whether there would be an encroachment agreement for the pool.

Staff member Will Butler answered yes, there would be two separate encroachment agreements.

Commissioner Futch questioned why the height is higher in some areas of the retaining wall.

Staff member Will Butler answered due to the topographical issues of the site.

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

Applicant present but did not provide any further information.

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 Futch made a motion to approve with conditions VA21-06-01, Variance to Section 90-53 List of Lot & Structure Requirements, Tax Map 082K Parcel 115, 1.05+/- acres, located at 403 Lakestone Way, and currently zoned R-3 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g6) VA21-06-02, Variance to Section 90-135 *Signs*, Tax Map 029 Parcel 024R, 77.82+/- acres, located at 2150 Discovery Drive, and currently zoned M-2 (General Industrial).

Staff member Danielle Montgomery stated the following:

- This is a request for a variance to Section 90-135 *Signs* for the property located at 2150 Discovery Drive, 77.82 +/- acres, currently zoned M-2 (General Industrial).
- The subject property is located at the southern end of Discovery Drive and the western end of Alliance Drive in the White Oak Business Park off Appling Harlem Highway and is currently zoned M-2 (General Industrial).
- The property is under construction for Amazon, and the applicants are requesting approval of a principal wall sign exceeding the current code allowance.
- For the wall signs, the County sign code bases the allowed square footage for signs on the total square footage of the building.
- The top range for building size is 50,000 square feet and up, which the Amazon building significantly exceeds at approximately 622,150 square feet.
- For this size building, the normal sign allowance would be 200 square feet.
- The applicants have submitted for review a complete sign package for the property, including two main signs on the front of the building, two monument signs, and a handful of miscellaneous building signs directing visitors to the appropriate doors for 'Recruiting' and 'Main Entry'.
- The two main signs are the principal building sign, which is the Amazon Logo measuring a total of 330 square feet, and the 'smile' logo measuring a total of 132 square feet.
- While only one principal wall sign is allowed per building elevation, multiple signs on a single elevation may be allowed provided the additional signs meet the miscellaneous sign allowance, which is calculated based on the length of the building wall.
- In this case, the building wall is so long that the miscellaneous sign allowance is actually greater than the principal sign allowance, at 233 square feet.

- The miscellaneous wall signs proposed are well under this allowance, totaling less than 150 square feet.
- The monument signs are also well under the freestanding sign allowance for this site.
- The only variance required is therefore for the Amazon logo sign as the principal wall sign.
- While the sign does exceed the typical code allowance, the sign code also does not anticipate buildings at the scale of that under construction on this site, and the proposed sign will be in proportion to the building.
- Staff has no concerns with allowing the larger sign in this location.
- The property is within an industrial park, and the signs face internal to the park and will likely not be visible from the adjacent roadways.
- Adjacent properties are industrial or commercial in nature, and not likely to be impacted by the larger signage.
- Additionally, the sign code clearly does not anticipate buildings of this size, and the larger sign is appropriate for the scale of the project.
- Staff recommends approval with condition.

Condition

Planning:

1. The total sign face area allowed for the principal wall sign is 330 square feet in accordance with the provided sign package.

Planning Commission questions/comments/concerns:

Chairman Cox questioned staff if there was a master sign plan in place.

Staff member Danielle Montgomery answered there is no master sign plan in place at this time.

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

Robbie Bennett, Development Authority:

- In the process of putting a master sign plan together.
- Small sign for the size of the building.

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 VA21-06-02, Variance to Section 90-135 Signs, Tax Map 029 Parcel 024R, 77.82+/- acres, located at 2150 Discovery Drive, and currently zoned M-2 (General Industrial). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2h) Text Amendments

(H2i) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

Director Scott Sterling stated the Vision 2035 plan was approved by the DCA. The Plan will now go before the Board of Commissioners for final approval and adoption on June 15, 2021.

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Futch made the motion to adjourn the meeting at 6:54p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

Signature on File
Jim Cox, Chairman

Signature on File
Scott Sterling, Planning Services Director