



**Columbia County Planning Commission
October 7, 2021 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Jim Cox
Vice-Chairman Al Dempsey
Commissioner Russell Wilder
Commissioner Gene Futch
Commissioner Michael W. Carraway

Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Jennifer Neal, Planning Technician
Cara Harden, Administrative Specialist
Kyle Titus, Engineering Services Division Director
Members of the Media
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 Dempsey 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) September 16, 2021

Commissioner Futch made a motion to approve the September 16, 2021 meeting minutes. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to approve the October 7, 2021 Agenda. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H1a1) RZ21-09-05, Major PUD (Planned Unit Development) Revision, Tax Map 082 Parcel 526, 5.68 +/- acres, located at 1000 West Lake Commons Drive, and currently zoned PUD (Planned Unit Development). **Postponed from the September 16, 2021 meeting.**

Staff member Will Butler stated the following:

- This is a request for a major PUD revision for property located at 1000 West Lake Commons Drive on 5.68 +/- acres and currently zoned PUD (Planned Unit Development) to revise the site layout and uses for the subject parcel.
- The subject property is located on the eastern side of Furys Ferry Road and is the commercial

section of West Lake.

- Property adjacent to the parcel is zoned PUD for West Lake to the north and east, the University Medical Center Prompt Care to the south, and The Claiborne to the northwest.
- The most recent rezoning in 1988 shows basically an L shaped, grocery/supermarket anchored development on this parcel (long side facing Furys Ferry) with a large parking lot in front.
- The buildings combined total a little less than 21,000 square feet in size.
- Outdoor dining is shown outside of the proposed restaurant building and the other two buildings have hardscape in front which forms a plaza to encourage pedestrian activity in the area.
- The remaining two buildings total approximately 12,000 square feet in size and, similar to the others, includes outdoor dining and pedestrian space in front of the buildings.
- Also in this area is a small food truck plaza to offer additional food options for the area, however, they would not be able to remain at the plaza for more than two consecutive days per the narrative.
- Also shown are two dumpster enclosures located at the back of the property, as well as a mobile car wash station.
- However, the mobile car wash station has been removed by the applicant and a condition has been recommended to that effect.
- The applicant has revised the narrative to keep C-1 uses, specifically including restaurants, retail, salons, and fitness facilities, as well as add in the ability to have a drive thru or walk up window for local coffee or ice cream establishments.
- According to the narrative, building materials will consist of stucco, brick, metal accents and coping, and faux wood veneer siding.
- The current PUD narrative permits the West Lake POA to review architecture within the development which will be discussed further in this recommendation.
- In lieu of a master sign plan, the applicant has provided sign guidelines for the development.
- Per the narrative, a mural or graphic wrap is proposed on the Swank building which may include a logo and will be approximately 150 square feet in size.
- A second mural or graphic wrap may be provided on the restaurant building that will face Furys Ferry Road.
- According to the West Lake POA and the applicant an agreement has been reached to allow for a drive thru only on the building closest to The Claiborne site on the western side of the property (plan southwest on the exhibit provided).
- A drive thru would not be permitted on the buildings closest to West Lake.
- An additional covenant in regards to what types of businesses can be attached to the drive thru has also been proposed, but the County will not be involved with enforcing that portion.
- Lastly, the POA and applicant have also agreed that all businesses must have all of their customers out by 11PM and no amplified music will be permitted outside.
- Staff will include this as a condition, as well as a condition in regards to the agreement between the two parties being signed prior to the October 19th, 2021 Board of Commissioners meeting where this revision will be heard.
- In regards to the Vision 2035 Future Development Map, the subject property is located within the Professional Corridor along Furys Ferry Road.
- Primary future land uses include professional offices, residential, civic uses, existing neighborhood commercial uses, and new neighborhood commercial uses generally conforming to the C-C (Community Commercial) zoning classification are acceptable along Furys Ferry Road on properties that are large enough to meet commercial standards and with sufficient buffering to protect adjacent residential properties.
- The requested revision is an existing commercial zoning, but is less intense at C-1 than the permitted C-C intent along Furys Ferry Road.
- Therefore, the overall uses and design meet the intent of the Future Development Map.
- Staff recommends to approve with conditions:

Conditions

Planning:

1. The proposed mobile car detailing site shown on the site plan and noted in the narrative is not permitted.

2. All lighting shall be shielded and directed away from adjacent residential properties. A photometric plan, showing that footcandle readings are less than 5 at the property line shall be required at site plan review. If due to phasing, lighting will not be provided at the rear of the site until construction of those buildings, the photometric plan shall be provided with the building permits for those buildings.
3. Dumpsters shall not be picked up between the hours of 11PM and 6AM.
4. Elevations for buildings not submitted with this request shall require review and approval by the Planning Commission prior to issuance of a building permit.
5. All businesses on the site shall have all customers out by 11PM and no amplified music will be permitted outside.
6. A drive thru is permitted only on the building closest to The Claiborne and Furys Ferry (plan southwest) with the drive thru on The Claiborne side of that building.
7. The landscape plan shall be reviewed and approved by representatives of the West Lake POA, the applicant or their consultant, and the Columbia County Landscape Architect prior to approval of the overall site plan.
8. The agreement between the West Lake Property Owners Association and the applicant shall be signed and provided prior to or at the October 19th, 2021 Board of Commissioners meeting.

Traffic Engineering:

A Traffic Impact Study is required for the project. The primary focus of the study is the evaluation of the intersection capacity of Inverness Way. Refer to Checklist A-2 in the Project Access Improvement Policy. The study must include ITE land uses and codes, traffic counts, and distributions based on existing conditions and projected trip generations. Include existing conditions analysis (current year), no-build capacity analysis (opening year), and build capacity analysis (opening year). A queue analysis must be included with recommendations for lane assignments and turn lane storage lengths at the Inverness Way/Park Lane/Furys Ferry Road intersection.

Planning Commission questions/comments/concerns:

Chairman Cox questioned staff about the process for handling stormwater.

Engineering Services Director Kyle Titus answered that they have asked the applicant for more information and calculations, the county has completed an internal study which has shown no adverse impact during peak discharges involving Reed Creek, and the overall intention is to maintain water quality. Further explained the process of studying the pre-developed site to determine proper water treatment for the post-developed site.

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

Rafy Bassali, 464 Front Street, North Augusta, SC:

- Requested to change condition #5 to state close by 11pm instead of to have all customers out by 11pm.

Planning Commission questions/comments/concerns:

Chairman Cox questioned the applicant about the style of the drive thru.

Rafy Bassali answered it would either be for online ordering or traditional depending on the tenant and would more than likely not include a speaker box.

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

Hameed Malik, 4102 Shady Oaks Drive:

- Expressed concerns about stormwater and asked for the system to flow to the front of the property
- Expressed screening, security, and electric vehicle charging stations.

Staff member Will Butler clarified the proposed plan is for the system would flow to the front of the property as requested.

Mahi Majanovic, 3713 West Lake Drive:

- Expressed concerns about flooding of private property.
- Requested for the system to drain into GDOT's system.

Engineering Director Kyle Titus responded there is no intention to redesign the system, but we will ensure there are no adverse impacts downstream. GDOT will not allow us to drain into their system.

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

Vice-Chairman Dempsey made a motion to approve with conditions RZ21-09-05, Major PUD (Planned Unit Development) Revision, Tax Map 082 Parcel 526, 5.68 +/- acres, located at 1000 West Lake Commons Drive, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2) New Business

(H2a) Provisional Home Occupation

(H2a1) Provisional Home Occupation for Whitetail Landing Trees and Shrubs, Tax Map 025 Parcel 041, 3.4 +/- acres, located at 7015 Cobbham Road, and currently zoned R-A (Residential Agricultural).

Staff member Jennifer Neal stated the following:

- This is a request for a Provisional Home Occupation at 7015 Cobbham Road on 3.4 +/- acres and currently zoned R-A (Residential Agricultural), in order to utilize the residence, 1-2 proposed 50 square foot greenhouses, and an approximately 2,500 square foot fenced-in field for growing trees and shrubs to be sold and delivered.
- The seedlings will begin growth in a bedroom approximately 15% of the square footage of the residence utilizing grow lights, exhaust fans, and central heating and air to promote proper air flow and temperatures.
- They will then be moved to the greenhouse(s) which will be made of polycarbonate sheets with an aluminum frame located on the grass behind the well on the property.
- Once the trees are ready to move out of the greenhouse, they will be placed in 3-4 gallon pots and stored within the fenced-in field.
- Once the trees and shrubs reach the necessary amount of growth they will be sold and delivered utilizing the applicant's truck.
- The applicant has indicated the trees and shrubs may be planted further into the property behind the fenced-in field if they are not purchased before the necessary timeframe to be planted.
- Per the applicant, the existing home on the property is approximately 1,100 square feet and the proposed greenhouse(s) will be approximately 50 square feet each for up to 2 greenhouses, which does not exceed 50 percent of the area of the house and therefore meets the Provisional Home Occupation 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 the Provisional Home Occupation for Whitetail Landing Trees and Shrubs, Tax Map 025 Parcel 041, 3.4 +/- acres, located at 7015 Cobbham Road, and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2b) Temporary Use Authorization

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2d1) Preliminary Plat for Tillery Park Section II, Tax Map 051 Parcel 049 (Portion of), 62 lots, 16.1 +/- acres, located Off Baker Place Road, and currently zoned PRD (Planned Residential Development).

Staff member Danielle Montgomery stated the following:

- This is a request for approval of a preliminary plat for 62 residential lots on 16.1 acres located off Baker Place Road.
- The lots have a minimum lot size of 6,000 square feet and an average lot size of 7,547 square feet.
- This section includes 22 alley-loaded lots with side setbacks of 6 feet; the remaining front-loaded lots have minimum side setbacks of 7.5 feet.
- Front setbacks are 15 feet or 18 feet from the right of way for front loading lots, with a minimum driveway length of 20 feet from the back of the sidewalk.
- The minimum front setback for alley loaded lots is 16 feet.
- The front setbacks are increased to 18 feet when the water line is present in front of the lot.
- Rear setbacks from the rear property line or alley are 10 feet, with a minimum driveway depth of 20 feet applied from the edge of the alley for the rear-loaded lots.
- Sidewalks and street trees are required on both sides of the roads, and open space is provided in this section, including one of the 13 required park spaces, which has been designated as a passive park.
- Off street parking is provided in several locations for guest parking, and access to the trail system and CBU.
- Staff recommends approval of the preliminary plat.

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

Commissioner Futch made a motion to approve the Preliminary Plat for Tillery Park Section II, Tax Map 051 Parcel 049 (Portion of), 62 lots, 16.1 +/- acres, located Off Baker Place Road, and currently zoned PRD (Planned Residential Development). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2e) Final Plat

(H2e1) Final Plat for Champions Overlook Phase 1B, Tax Map 065 Parcel 678B, 4 lots, 5.12 +/- acres, located at 5249 Riverwood Parkway, and currently zoned PUD (Planned Unit Development).

Staff member Jennifer Neal stated the following:

- This is a request for approval of a final plat for 4 residential lots on 5.12 acres located at 5249 Riverwood Parkway.
- The lots have a minimum lot size of 27,777 square feet and an average lot size of 42,461 square feet (0.97 acres).
- Lots 11 and 12 have a shared driveway.
- The lots all have front setbacks of 50 feet from the right of way.
- The front setback is also a 50 foot buffer with limited thinning allowed.
- Side setbacks are 7.5 feet and rear setbacks are 50 feet from the property lines.
- 1.22 acres of open space, labeled as parcels 1 and 2, are included with this phase.
- Staff recommends approval of the final plat, subject to all interdepartmental comments.

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

Commissioner Wilder made a motion to approve the Final Plat for Champions Overlook Phase 1B, Tax Map 065 Parcel 678B, 4 lots, 5.12 +/- acres, located at 5249 Riverwood Parkway, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2e2) Final Plat for Felix Rosas, Tax Map 003 Parcels 003K and 003L, 6 lots, 46.269 +/- acres, located at 5888 and 5910 Cobbham Road, and currently zoned R-A (Residential Agricultural).

Staff member Jennifer Neal stated the following:

- This is a request for approval of a final plat for 6 residential lots on 46.269 acres located at 5888 and 5910 Cobbham Road.
- The lots have a minimum lot size of 6.05 acres which meets the 2.5 acres requirement for R-A zoning.
- Front setbacks are 125 feet from the centerline of Cobbham Road and 25 feet from the easement.
- Side setbacks are 10 feet and rear setbacks are 25 feet from the property lines.
- Staff recommends approval of the final plat, subject to all interdepartmental comments.

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

Commissioner Futch made a motion to approve the Final Plat for Felix Rosas, Tax Map 003 Parcels 003K and 003L, 6 lots, 46.269 +/- acres, located at 5888 and 5910 Cobbham Road, and currently zoned R-A (Residential Agricultural). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2e3) Final Plat for Crawford Creek South Phase IX, Tax Map 067 Parcels 2402 and 2404, 59 lots, 39.7 +/- acres, located Off William Smith Boulevard, and currently zoned PUD (Planned Unit Development).

Staff member Jennifer Neal stated the following:

- This is a request for approval of a final plat for 59 residential lots on 39.7 acres located off William Smith Boulevard.
- The lots have a minimum lot size of 7,500 square feet (0.17 acre) and an average lot size of 9,459 square feet (0.22 acres).
- The lots all have front setbacks of 18 feet from the right of way; and side and rear setbacks of 10 feet from the property lines.
- Sidewalks and street trees are provided on both sides of the roads, and 21.09 acres of open space are included with this phase.
- Staff recommends approval of the final plat, subject to all interdepartmental comments.

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

Commissioner Wilder made a motion to approve the Final Plat for Crawford Creek South Phase IX, Tax Map 067 Parcels 2402 and 2404, 59 lots, 39.7 +/- acres, located Off William Smith Boulevard, and currently zoned PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2e4) Final Plat for Four Oaks Phase 2C, Tax Map 060 Parcel 1953, 58 lots, 28.19 +/- acres, located Off Hereford Farm Road, and currently zoned R-2 (Single Family Residential).

Staff member Jennifer Neal stated the following:

- This is a request for approval of a final plat for 58 residential lots on 28.19 acres located off Hereford Farm Road.
- The lots have a minimum lot size of 11,953 square feet and an average lot size of 14,586 square feet.
- Setbacks are a minimum of 55 feet from the centerline of the roads and 10 feet from the side and rear property lines per the requirements of the R-2 zoning district.
- Sidewalks are provided on one side of the roads and 4.34 acres of open space is provided in this phase.
- Staff recommends approval of the final plat, subject to all interdepartmental comments.

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

Commissioner Futch made a motion to approve the Final Plat for Four Oaks Phase 2C, Tax Map 060 Parcel 1953, 58 lots, 28.19 +/- acres, located Off Hereford Farm Road, and currently zoned R-2 (Single Family Residential). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2f) Plan Revision

(H2g) Public Hearing

(H2g1) RZ21-10-01, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 555, 0.19 +/- acres, located at 4412 Ibis Way, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery stated the following:

- This is a request for a Major Revision for the property located at 4412 Ibis Way on 0.19 +/- acres and currently zoned PUD (Planned Unit Development).
- The applicants are requesting the revision in order to construct a retaining wall up to 10 feet high within the rear building setback.
- Retaining walls are regulated under Section 90-144 of the County code, and when located within the side or rear building setbacks on a single family residential lot, must be less than 6 feet in height.
- Due to the existing, developed slope of the lot, the proposed retaining wall is a concrete wall with a maximum height of 10 feet, and is located within 2 feet of the rear property line.
- The applicant has submitted as justification for the revision their desire for a more level and usable backyard.
- The applicant has additionally indicated that the steep slope makes maintenance of the property challenging, and that a more level back yard would be easier to maintain.
- There are wetlands located behind the property, but they are not on the private lot.
- Construction of the retaining wall should not impact the wetlands areas, and there are no comments or concerns noted from the Environmental reviewer.
- Staff recognizes that these lots were developed with steeply sloped rear yards, and that the applicants' desire for more usable space on their property is not unreasonable.
- A fence will be required on top of the wall for safety, and staff has therefore proposed a condition accounting for the combined height of the wall and necessary fence.
- Staff recommends to approve with conditions:

Conditions

Planning:

The combined height of the retaining wall and fence shall not exceed 16 feet.

Building Standards:

1. The wall and footing shall have a cold joint at the property line, if it crosses from one property to another.
2. All permits must be pulled prior to any work beginning, if inspections will be done by a Private Professional Provider (Third Party), prior written approval shall be obtained from the Columbia County Building Official.

Stormwater Management:

An Easement Encroachment Agreement is required.

Chairman Cox stated this was a public hearing and asked if the applicant was present. Applicant present, but did not provide any additional information.

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

Commissioner Futch made a motion to approve with conditions RZ21-10-01, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 555, 0.19 +/- acres, located at 4412 Ibis Way, and currently

zoned PUD (Planned Unit Development). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g2) RZ21-10-02, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 556, 0.19 +/- acres, located at 4414 Ibis Way, and currently zoned PUD (Planned Unit Development).

Staff member Jennifer Neal stated the following:

- This is a request for a Major Revision for the property located at 4414 Ibis Way on 0.19 +/- acres and currently zoned PUD (Planned Unit Development).
- The applicant is requesting this revision in order to construct a retaining wall at the rear of the property to be constructed in conjunction with the retaining wall at 4412 Ibis Way as presented with the previous request.
- This request makes the third request for a revision in River Island related to a retaining wall due to the slope of the lot in recent months.
- During a recent site visit, staff also noticed there is less usable backyard space for this lot in particular due to the significant slope near the back of the residence, the length of the residence, and the location at which it was built on the site.
- Staff recommends to approve with conditions:

Conditions

Planning:

The combined height of the retaining wall and fence shall not exceed 16 feet.

Building Standards:

1. The wall and footing shall have a cold joint at the property line, if it crosses from one property to another.
2. All permits must be pulled prior to any work beginning, if inspections will be done by a Private Professional Provider (Third Party), prior written approval shall be obtained from the Columbia County Building Official.

Stormwater Management:

An Easement Encroachment Agreement is required.

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

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

Commissioner Wilder made a motion to approve with conditions RZ21-10-02, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 556, 0.19 +/- acres, located at 4414 Ibis Way, and currently zoned PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g3) RZ21-10-03, Major PUD (Planned Unit Development) Revision, Tax Map 077H Parcel 178, 0.49 +/- acres, located at 711 Michael's Creek, and currently zoned PUD (Planned Unit Development).

Staff member Will Butler stated the following:

- This is a request for a major PUD revision for property located at 711 Michaels Creek on 0.49 +/- acres and currently zoned PUD (Planned Unit Development) to reduce building setbacks for existing and proposed structures.
- The subject property is located on the south side of the intersection of Heritage Ridge and Michaels Creek in the Jones Creek development.
- The existing pool is within the 10 foot setback and would be covered under this revision.
- The proposed structure is approximately 320 square feet and is noted as a smoke house on the

- most recent plan from the applicant.
- Per that plan, the structure includes an 80 square foot bathroom with toilet, sink, and shower, an 80 square foot storage room with shelving, and a 160 square foot covered patio.
- Per the applicant, the “smoke house” is intended for grilling and also smoking cigars.
- The applicant has applied to the Jones Creek HOA for review and received approval.
- There is a 5 foot drainage and utility easement on both side property lines that is reserved to Columbia County which requires an easement encroachment agreement.
- This agreement has been applied for and is moving in conjunction with this request.
- Per the provided addendum, the applicant has cited that the subject parcel is a corner lot which, due to the two front setbacks, decreases the typical amount of usable land for a lot of this size.
- Overall, the small size of the proposed structure provides a better rationale in staff’s opinion.
- As noted, the setbacks would be 5 feet from the property line for a structure of this size and the encroachment is a little under 2 feet according to the plans.
- Staff recommends to approve with conditions:

Conditions

Planning:

1. The applicant shall provide sufficient information as part of the Land Disturbance Permit process to verify that stormwater is not being directed directly onto the adjacent property at 709 Michaels Creek.
2. The reduction in building setbacks only applies to the existing structures and proposed smoke house that was submitted as part of this revision. Future structures must meet building setbacks.

Stormwater Management:

An easement encroachment agreement is required.

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

Will Dalzell, 711 Michael’s Creek:

- Provided information regarding the approval from the HOA.

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

Commissioner Wilder made a motion to approve with conditions RZ21-10-03, Major PUD (Planned Unit Development) Revision, Tax Map 077H Parcel 178, 0.49 +/- acres, located at 711 Michael’s Creek, and currently zoned PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g4) RZ21-10-04 Part I, Rezone from R-1 (Single Family Residential) to PUD (Planned Unit Development), Tax Map 069 Parcel 097A (portion of), 4.56 +/- portion of 16.45 +/- total acres, located at 4848 Wrightsboro Road, and currently zoned R-1 (Single Family Residential).

RZ21-10-04 Part II, Major PUD (Planned Unit Development) Revision, Tax Map 075 Parcel 098, 71.1 +/- acres, located at 729 Reynolds Road, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery stated the following:

- This is a request for a rezoning from R-1 (Single Family Residential) to PUD (Planned Unit Development) for a 4.56 +/- acre portion of the property located at 4848 Wrightsboro Road in order to add the property to the Wright’s Farm PUD.
- A revised concept plan has been provided for the entirety of the PUD, which constitutes a Major Revision to the existing Wrights Farm PUD.
- The subject property is located on the south side of Wrightsboro Road.
- A rezoning was recently processed for the subject parcel to remove an older C-1 (Neighborhood Commercial) zoning from a portion of the property (RZ21-08-09) fronting Wrightsboro Road; with the approval of this rezoning, the subject parcel is zoned R-1 (Single Family Residential) in its entirety.

- The current rezoning request applies to a portion of the property that is triangular in shape, and lies between the existing Wright's Farm PUD (RZ18-06-03) to the north and the Kingston subdivision to the south, which is currently zoned R-1 (Single Family Residential) as are most other properties in the area.
- The addition 'squares up' the western end of the PUD, providing a more rectangular development area which lends itself more easily to the grid-type development pattern being utilized in this section of the development.
- The applicants have provided a revised conceptual plan and detailed lot layout for the revision, which shows continuation of the grid pattern.
- One north-south road includes two medians to provide a transition between the angled grid to the east and the more rectangular grid on the western, revised portion of the PUD.
- This also brings additional greenspace into the center of the neighborhood, and provides an option for the developer to create an attractive internal feature.
- The current lot layout nets an increase of 9 lots.
- The number of dwelling units per acre remains the same at 2.6 units per acre, so there is no increase in overall density of the project.
- The revision does include 50-foot buffers around the site, which are wider than the 20-foot buffers approved with the original PUD.
- The applicant intends to mass grade the subject area during development, and therefore has included 50-foot buffers on the conceptual plan.
- The subject property is located within the Neighborhoods Character Area on the Vision 2035 Future Development Map.
- The proposed rezoning request is for an expansion of an existing single family neighborhood, with a moderate density, dedicated open space, and architectural standards enforced by an ARB.
- The proposed rezoning therefore meets the intent of the Character Area. Proposed conditions have been carried forward from the original Wright's Farm PUD rezoning, to ensure consistency between the phases of the project.
- The applicant has submitted a request to postpone this application to a later meeting due to some concerns with handling stormwater drainage for the additional lots.
- Staff recommends to postpone the request.

Chairman Cox stated this was a public hearing and asked if the applicant was present. Applicant 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 Futch made a motion to postpone to October 21, 2021 RZ21-10-04 Part I, Rezone from R-1 (Single Family Residential) to PUD (Planned Unit Development), Tax Map 069 Parcel 097A (portion of), 4.56 +/- portion of 16.45 +/- total acres, located at 4848 Wrightsboro Road, and currently zoned R-1 (Single Family Residential); and RZ21-10-04 Part II, Major PUD (Planned Unit Development) Revision, Tax Map 075 Parcel 098, 71.1 +/- acres, located at 729 Reynolds Road, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g5) RZ21-10-05, Rezone from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), Tax Map 073 Parcel 038, 15.0 +/- acres, located at 325 North Belair Road, and currently zoned R-2 (Single Family Residential).

Staff member Nayna Mistry stated the following:

- This is a request for a rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial) for property located at 325 North Belair Road on 15.0 +/- acres and currently zoned R-2.
- If the property is rezoned it will be included in the Evans Town Center Overlay District.
- Property to the east is zoned R-2 (Single Family Residential) and is in Idylwilde subdivision and property to the north is zoned PUD (Planned Unit Development) and is in Windy Hill development.

- Per the provided plan and narrative, the applicant is requesting the rezoning to construct a medical office complex.
- The concept plan shows two buildings with the building closer to North Belair Road being the larger of the two.
- The concept plan shows this structure as a three-story, 90,000 SF building with the rear building shown as a two-story, 50,000 SF building.
- The narrative explains that the actual building sizes could vary based on detailed design.
- It is anticipated that the buildings will accommodate primarily medical uses, although C-1 allows additional uses such as a pharmacy or coffee shop that would support these functions.
- The building aesthetic is anticipated to include traditional materials such as brick, glass, stucco, and architectural metal panels.
- A modern office building is anticipated as illustrated by the building imagery examples included with the application.
- In regards to the Vision 2035 Future Development Map, the subject property is located within the In-Town Neighborhood Character Area.
- The intent of an In-Town Neighborhood is to maintain the scale and density of existing residential neighborhoods and create opportunities for infill development at a higher density.
- The adjacent character area is the Evans Town Center Activity Center, which is on almost three sides of the subject property.
- Due to the existing zoning and uses in this area and along North Belair Road, the proposed zoning for C-1 (Neighborhood Commercial) is an appropriate use.
- Further north of this property, University Health has a large campus with several buildings which are of a similar type and is zoned PUD (Planned Unit Development).
- For buffers, a 20 foot structural buffer is required to the S-1 and R-3A zonings, and staff discussed with the applicant to change the 30 foot natural buffer to a 30 foot structural buffer to help reduce the impact of light, noise and privacy on the residential properties to the back.
- Staff recommends to approve with conditions:

Conditions

Planning:

Install a 30 foot structural buffer adjacent to the eastern property line that links up to the 20 foot structural buffer adjacent to the Owens Road access road.

Traffic Engineering:

Provide left and right turn lanes on Owens Rd for proposed driveway access including turn lane storage lengths and/or tapers, widening tapers, and other requirements per Columbia County Project Access Improvement policy.

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

Frank Pittman, 1400 Saxon Road, Watkinsville, GA:

- Provided additional information about the concept plan.

Planning Commission questions/comments/concerns:

Chairman Cox questioned the applicant whether the development would be phased.

Frank Pittman answered yes depending on the tenants.

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

Mike Shea, 225 Bohler Drive:

- Expressed concerns about stormwater and buffers.

Planning Commission questions/comments/concerns:

Chairman Cox questioned staff about how stormwater would be handled on the site.

Engineering Services Director Kyle Titus answered the ultimate goal with any site is to ensure ultimate discharge is collected/received at or below pre-developed discharge rates.

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

Ricky & Laurena Wiggins, 221 Bohler Drive:

- Expressed concerns about stormwater and buffers.

Staff member Will Butler clarified the fence would be constructed at the highest point on the property. Frank Pittman clarified the original intent was to leave 20 feet of natural buffer. We intend to leave as much natural as possible with the wall to provide additional privacy. Vice-Chairman Dempsey clarified the stormwater issues would be addressed during plan review.

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

Vice-Chairman Dempsey made a motion to approve with conditions RZ21-10-05, Rezone from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), Tax Map 073 Parcel 038, 15.0 +/- acres, located at 325 North Belair Road, and currently zoned R-2 (Single Family Residential). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g6) VA21-10-04, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 073 Parcel 038, 15.0 +/- acres, located at 325 North Belair Road, and currently zoned R-2 (Single Family Residential).

Staff member Nayna Mistry stated the following:

- This is a request for variances to Section 90-98 *List of Lot and Structure Requirements* for the property located at 325 North Belair Road on 15.0 +/- acres in order to construct a medical office complex with the removal of the maximum front building setback requirement and an increase in building height.
- This request is companion to the rezoning (RZ21-10-05) previously presented.
- The first variance is to Section 90-98 *List of Lot and Structure Requirements* to waive the maximum building setback along North Belair Road. North Belair Road is an Arterial Road in the Evans Town Center Overlay District and required front setbacks are minimum 5 feet from the property line and a maximum of 125 feet from the centerline.
- The concept plan shows the proposed layout, with the new building along the North Belair frontage set back into the site to allow for a 30 foot wide landscape strip, a patient drop-off and pick up area and a parking area closer to the front entrance for physically restricted patients, which necessitates the variance to remove the maximum front building setback.
- The concept plan shows the proposed building at approximately 230 feet from the centerline of North Belair Road.
- The second building is located towards the back of the site and meets required side and rear setbacks for 20 feet.
- There is a narrow strip of property onto Owens Road that was used as an access road by the school and will be used for an access road for the new development.
- Owens Road is a Collector Road in the Evans Town Center and the required setbacks are minimum 5 feet from the property line and a maximum of 90 feet from the centerline.
- This part of the site is very narrow and a building could not be built within the maximum front setback, so staff is including this in the variance to remove the maximum front building setback on Owens Road as well.
- The second variance is also to Section 90-98 *List of Lot and Structure Requirements* to increase the building height.
- The submittal package also includes a building section drawing to illustrate the building height as proposed.
- The main building elevation to North Belair Road will be designed as a three-story façade.
- However with the slope on the site and the necessary grading work, the rear of the building will have

a four-story elevation with an additional mechanical penthouse to protect and screen all the necessary equipment.

- The code requirement is 55 feet and the code definition states: "Building height means the vertical distance above the average existing grade measured to the highest point of the building".
- The building section shows the proposed height dimension of 58 feet 4 inches to the front elevation and 78 feet 8 inches to the rear.
- The proposed maximum height from the average grade is noted as 72 feet.
- Staff recommends to approve with condition:

Condition

Planning:

The height variance is approved for the building(s) closer to North Belair Road to allow 79 feet from the lowest finished grade to the highest point of the building. Any portion of a building within 400 feet of the eastern property line shall comply with the 55-foot maximum building height as per code.

Planning Commission questions/comments/concerns:

Chairman Cox questioned staff about the screening of the mechanical equipment.

Staff member Nayna Mistry answered that it would be screened on all four sides.

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

Frank Pittman, 1400 Saxon Road, Watkinsville, GA:

- Request the variance to allow a level entrance for patients to be able to park near the front entrance of the building.
- The building height meets the intent of the code.
- The rear building will only be two story.

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

Ricky & Laurena Wiggins, 221 Bohler Drive:

- Expressed concerns about privacy requesting increased buffers.

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

Vice-Chairman Dempsey made a motion to approve with condition VA21-10-04, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 073 Parcel 038, 15.0 +/- acres, located at 325 North Belair Road, and currently zoned R-2 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g7) VA21-10-05, Variation to Section 90-96 *Evans Town Center Overlay District*, Tax Map 073 Parcel 038, 15.0 +/- acres, located at 325 North Belair Road, and currently zoned R-2 (Single Family Residential).

Staff member Nayna Mistry stated the following:

- This is a request for a variation to Section 90-96 *Evans Town Center Overlay District* for the property located at 325 North Belair Road on 15.0 +/- acres and currently zoned R-2 (Single Family Residential) in order to construct a medical office complex and to allow more flexibility on the building design and materials.
- This request is companion to rezoning (RZ21-10-05) to allow the use for a medical office and a variance application (VA21-10-04) for the removal of the maximum front building setback requirement and an increase in building height.
- The Evans Town Center Overlay District was adopted by the County in 2002 and was established to provide for and encourage the creation of a town center with a unique identity, to promote linkages

between public, medical, retail and service uses and, to provide opportunities for diversifying land uses.

- The code has had several revisions and there is a requirement that if architectural metal panels and architectural glazing systems are to be used, they can be as an accent and up to a maximum 25 percent of any elevation.
- The intention of the applicant is to build a high-quality medical complex which will look like a professional office building and use modern design concepts to add interest and creativity to all elevations and all buildings.
- The submitted examples give acceptable options to taller buildings that would be compatible with the surrounding area.
- Staff recommends to approve with condition:

Condition

Planning:

Planning Commission shall approve the elevations prior to permitting.

Chairman Cox stated this was a public hearing and asked if the applicant was present. Applicant present, but did not provide any additional information.

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

Vice-Chairman Dempsey made a motion to approve with condition VA21-10-05, Variation to Section 90-96 *Evans Town Center Overlay District*, Tax Map 073 Parcel 038, 15.0 +/- acres, located at 325 North Belair Road, and currently zoned R-2 (Single Family Residential). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g8) RZ21-10-06, Rezone from M-2 (General Industrial) to M-1 (Light Industrial) with a Conditional Use for a Car Wash, Tax Map 061 Parcel 2154 (portion of), 1.93 +/- portion of 11.73 +/- total acres, located at 1880 William Few Parkway, and currently zoned M-2 (General Industrial).

Staff member Will Butler stated the following:

- This is a request for a rezoning from M-2 (General Industrial) to M-1 (Light Industrial) with a Conditional use for a Car Wash for property located at 1880 William Few Parkway on 1.93 +/- acres of an overall 11.73 +/- acre parcel and currently zoned M-2 (General Industrial) for a for a proposed car wash.
- The subject property is located at the intersection of Chamblin Road & William Few Parkway, but the area to be rezoned is at the intersection of Merchant's Way & William Few.
- All adjacent and nearby property is zoned M-2 (General Industrial).
- The property is already zoned M-2 and the requested rezoning to M-1 is driven by lot size requirements since M-2 would require a 2 acre minimum lot size and the applicant is proposing a lot size of 1.93 acres.
- The conditional use would be required whether the property is zoned M-1 or M-2.
- In regards to the Vision 2035 Future Development Map, the subject property is located within the Gateway Activity Center in the portion that is noted as an Employment Activity Center.
- These areas provide a mix of uses that include neighborhood and regional commercial uses, employment opportunities, and residential uses that contribute to a live, work, play environment.
- Staff recommends approval.

Planning Commission questions/comments/concerns:

Chairman Cox questioned staff about traffic near the intersection of William Few Parkway and Chamblin Road.

Engineering Services Director answered Traffic Engineering is conducting a study to determine extending the left hand turn lane onto Chamblin Road. During peak hours, traffic tends to back all the way up to Lewiston Road. Immediate improvements will be considered once we complete the due diligence stages.

Any development on this parcel will have strict traffic requirements on the developer and/or owner. The study is expected to take approximately 6 weeks and we are going to request for the project to be added to the next SPLOST.

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

Gary Simpson, 2500 Freeman Avenue:

- Southeastern already has the information about the traffic plans from the county.

Planning Commission questions/comments/concerns:

Vice-Chairman Dempsey questioned the applicant whether he was aware he would be responsible for the necessary traffic improvements when developing the site.

Gary Simpson answered he is aware and the developer has already agreed to be responsible.

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.

Vice-Chairman Dempsey made a motion to approve RZ21-10-06, Rezone from M-2 (General Industrial) to M-1 (Light Industrial) with a Conditional Use for a Car Wash, Tax Map 061 Parcel 2154 (portion of), 1.93 +/- portion of 11.73 +/- total acres, located at 1880 William Few Parkway, and currently zoned M-2 (General Industrial). Commissioner Futch seconded the motion. The motion carried 4-1. Commissioner Wilder opposed.

(H2g9) RZ21-10-07, Change of Conditions, Tax Map 078 Parcel 149, 1.14 +/- acres, located at 4108 Evans to Locks Road, and currently zoned C-1 (Neighborhood Commercial).

Staff member Jennifer Neal stated the following:

- This is a request for a Change of Conditions to the existing Conditional Use for Massage on 1.14 +/- acres located at 4108 Evans to Locks Road and currently zoned C-1 (Neighborhood Commercial) as are the adjacent properties near the intersection of Evans to Locks Road and Blue Ridge Drive.
- The applicant is requesting a change of conditions to the conditional use for massage services approved with file RZ19-05-04.
- The previously approved conditions are as follows:
 1. The conditional use for massage is limited to Suite 4114.
 2. The conditional use for massage expires when the current business ceases or moves.
- At this time, the massage service has outgrown the space available within the salon (The Jenn Salon) at 4114 Evans to Locks Road.
- Therefore, the property owner and applicant are requesting to change the conditions to allow the massage service to move to 4116 Evans to Locks Road to expand services on the site as a separate business entirely (Josa Massage and Spa).
- Staff has recommended for condition #1 to be revised to reflect this request.
- With the original request, condition #2 was approved at the request of both the business owner and the property owner to limit the conditional use to this business only.
- Therefore, when the current business, known as The Jenn Salon, ceases or moves the use for massage will expire.
- With the current request, this condition would hinder the applicant from operating under her own business, known as Josa Massage and Spa, since she will no longer be operating as an employee of the approved business.
- The business owner of the salon has provided support for this change and will remain at 4114 Evans to Locks Road.
- Therefore, staff is recommending to eliminate condition #2.
- This parcel is within the Neighborhoods Character Area on the Future Development Map, which is intended to be moderate-density residential development and neighborhoods.
- The requested use has been provided on this site to serve the community within this area and therefore the change of conditions will have minimal impact on the surrounding properties.

- Staff recommends to approve with condition:

Condition

Planning:

The conditional use for massage is limited to Suite 4116.

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

Moon Chong, 156 Broad Leaf Trail:

- Currently have one room for massage in The Jenn Salon; the request is needed to expand services.

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

Commissioner Wilder made a motion to approve with condition RZ21-10-07, Change of Conditions, Tax Map 078 Parcel 149, 1.14 +/- acres, located at 4108 Evans to Locks Road, and currently zoned C-1 (Neighborhood Commercial). Commissioner Futch seconded the motion. The motion carried unanimously.

Chairman Cox proposed a break at 7:45pm; meeting resumed at 7:48pm.

(H2g10) VA21-10-01, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 081B Parcel 411, 0.66 +/- acres, located at 605 Spyglass Road, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery stated the following:

- This is a request for a variance from Section 90-53 *List of Lot & Structure Requirements* for property located at 605 Spyglass Road on 0.66 +/- acres and currently zoned R-2 (Single Family Residential).
- The applicants are requesting the variance to construct a deck on the property that would extend to the rear property line.
- The subject property is located on the east side of Spyglass Road in West Lake, and is currently zoned R-2 (Single Family Residential), as are all surrounding properties.
- There is a sewer line to the rear of this property, and without a site plan being provided, Water Utility has not been able to review the proposal to their satisfaction.
- The HOA has approved the construction and design of the deck, but the site plan needs some improvements.
- The site plan shows the deck crossing over the property line.
- There has also been discussion of the applicant purchasing more property that would eliminate the need for the variance request.
- Staff recommends to postpone the request.

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

Joseph Holmes, 3519 West Lake Drive:

- We are currently working with the new director of the HOA to purchase additional property and is pending approval.

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 postpone to October 21, 2021 VA21-10-01, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 081B Parcel 411, 0.66 +/- acres, located at 605 Spyglass Road, and currently zoned R-2 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g11) VA21-10-02, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 081B Parcel 004, 0.54 +/- acres, located at 3508 Saint Andrews Way, and currently zoned R-2 (Single Family Residential).

Staff member Nayna Mistry stated the following:

- This is a request for a variance from Section 90-53 *List of Lot & Structure Requirements* for property located at 3508 Saint Andrews Way on 0.54 +/- acres currently zoned R-2 (Single Family Residential).
- This is a corner lot at the intersection of Saint Andrews Way and West Lake Drive.
- The applicant is requesting a reduction of the front setback requirement from 55 feet to 45 feet, measured from the centerline of the road, in order to be able to build an addition to the house on the property.
- There is an existing house, a pool and a pool house on the property.
- The site plan shows a 30 foot setback from the property line along West Lake Drive and the proposed addition encroaches approximately 8 feet into this setback.
- Since the corner of the existing house and the end of the pool house may also be encroaching into the 10 foot side setback, the variance will apply to the existing structures too.
- The applicant has provided a copy of the 2005 building permit for the pool and pool house which show 10 foot required side setbacks for the structures.
- The proposed design shows a two-story addition to the side which includes a mother-in-law suite.
- The applicant has mentioned water damage from the existing chimney and that roof area has been re-designed and incorporated into the new design.
- The side addition is designed wide enough to give a balanced look to the front and to give curb appeal.
- Staff recommends to approve with conditions:

Conditions

Building Standards:

All existing structures must meet the Fire-Resistant Construction section of the IRC that was adopted at time it was constructed. All new construction or renovation work must meet all applicable codes and amendments adopted by Columbia County, GA. These include but not limited to the International Building Code, International Fire Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, Life Safety Code, Existing Building Code, Swimming Pool and Spa Code and Columbia County ordinances.

Planning:

1. The front setback to West Lake Drive is reduced to 20 feet from the property line.
2. Existing structures are approved as part of this variance application. No future expansions of the existing structures may occur except in compliance with the applicable setbacks.
3. The elevations of the addition shall be generally as submitted with any minor modifications approved by staff.
4. Gutters and downspouts shall be included on the addition and stormwater shall be directed away from the adjacent property.

Chairman Cox stated this was a public hearing and asked if the applicant was present. Applicant present, but did not provide any additional 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 VA21-10-02, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 081B Parcel 004, 0.54 +/- acres, located at 3508 Saint Andrews Way, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g12) VA21-10-03, Variance to Section 90-144(c)(1) *Placement of Buildings and Structures*, Tax Map 078 Parcel 250, 0.62 +/- acres, located at 3497 Greenway Drive, and currently zoned R-3 (Single Family Residential).

Staff member Will Butler stated the following:

- This is a request for a variance to Section 90-144(c)(1) *Placement of Buildings & Structures* for property located at 3497 Greenway Drive on 0.62 +/- acres and currently zoned R-3 (Single Family Residential) to permit a fence over 8' in height to be located within the building setbacks.
- The subject property has frontage on Greenway Drive, Whitney Drive, and also Furys Ferry Road.
- The applicant is requesting to keep an existing fence that varies from 10 feet (approximately 50 feet of the fence is this height) to 10.5 (approximately 30 feet of the fence is this height) feet along the frontage of Furys Ferry Road.
- This fence is located, according to Columbia County GIS, approximately 79 feet from the centerline of Furys Ferry and is approximately 112 feet in length along the frontage.
- The applicant has provided an extensive rationale for the request.
- Cited by the applicant is the desire to reduce noise pollution and improve privacy from the Furys Ferry Road frontage.
- The applicant has also provided photos of existing fences that are similar in nature to the existing fence as part of their justification for the fence.
- Columbia County code requires that a fence placed along an arterial road for privacy purposes to not be constructed of wire or chainlink, present a finished and decorative appearance to the street, and also have shrubs, groundcover, or other vegetation between the fence and the right of way line to provide a decorative effect.
- Per comments and plans provided by Traffic Engineering, the travel edge of Furys Ferry is not moving closer to the applicant's property, so the noise level should not increase post construction.
- The elevation of Furys Ferry will remain the same and will include a 30" concrete barrier at the top of the retaining wall which could potentially reduce noise.
- A multiuse path will be on the Furys Ferry side of the barrier with lighting and landscaping (Redosier Dogwood, a medium sized shrub, with a 4 foot on center spacing).
- This landscaping will help to provide some visual screening once mature and does help with sound, but will not be in place until the very end of the project.
- It can be agreed that this widening project and just the overall growth in Columbia County will increase the number of vehicles that pass by the applicant's home every day.
- However, Furys Ferry Road is classified as an arterial, so it is expected to have a high volume of traffic.
- From this standpoint, using mitigation of sound as a rationale to permit the increased height could potentially give a foothold to permit fences like this along any arterial.
- Overall, staff can support a request for an 8 foot high fence in this location with additional landscaping to meet the intent of Columbia County Code.
- Staff recommends disapproval with conditions:

Disapproval Conditions

Planning:

1. Fence height is limited to 8 feet and fence shall be modified to this height within 90 days of approval by the Board of Commissioners.
2. Additional plantings utilizing trees and/or shrubs shall be provided outside of the temporary construction easement. Design shall be coordinated with the Columbia County Landscape Architect and the Pre-Construction Manager prior to installation.

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

Eric Crossan, 3497 Greenway Drive:

- Expressed concerns about noise pollution from Furys Ferry Road traffic.
- Shared more information regarding the request to include sound mitigation using the fence height, acoustic fabric, plantings, and by reinstalling the previous fence.
- The fence was constructed 10 months ago and has not created any concerns.

Planning Commission questions/comments/concerns:

Chairman Cox questioned the applicant about how long he has lived there.

Eric Crossan answered 7 years.

Chairman Cox responded he knew what he was moving to when he purchased the property.

Vice-Chairman Dempsey questioned the applicant about the fencing company.

Staff member Will Butler responded on the applicant's behalf that the fencing company is going to court next week for similar circumstances.

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

David Squires, 3505 Greenway Drive:

- Shared information about sound mitigation from a professional medical perspective.
- This item would not set a precedent that does not already exist. The precedent was set by federal and state walls being put up along busy corridors.

William Stone, 3493 Greenway Drive:

- We built fences to protect our families regarding public safety and health.

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 VA21-10-03, Variance to Section 90-144(c)(1) *Placement of Buildings and Structures*, Tax Map 078 Parcel 250, 0.62 +/- acres, located at 3497 Greenway Drive, and currently zoned R-3 (Single Family Residential). Commissioner Futch seconded the motion for discussion.

Commissioner Carraway and Commissioner Futch expressed concerns about every neighbor needing a variance and the lack of consistency if they do not build them all at the same height along Furrys Ferry Road.

Chairman Cox responded this may be something that could be handled by the Board of Commissioners with a text amendment.

Chairman Cox closed the discussion and called for a motion.

Commissioner Wilder made a motion to approve VA21-10-03, Variance to Section 90-144(c)(1) *Placement of Buildings and Structures*, Tax Map 078 Parcel 250, 0.62 +/- acres, located at 3497 Greenway Drive, and currently zoned R-3 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried 4-1. Chairman Cox opposed.

(H2h) Text Amendments

(H2i) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Futch made the motion to adjourn the meeting at 8:31p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

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Signature on File

Jim Cox, Chairman

October 7, 2021

Signature on File

Scott Sterling, Planning Services Director

Planning Commission