

 UNIVERSITY OF GEORGIA
Carl Vinson
Institute of Government



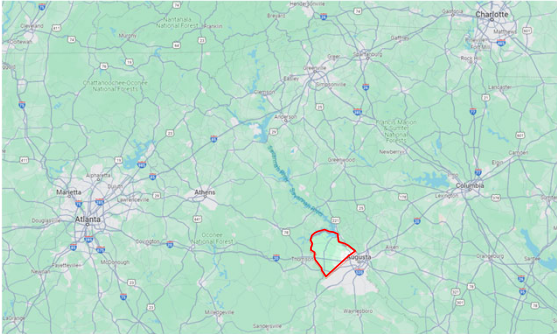


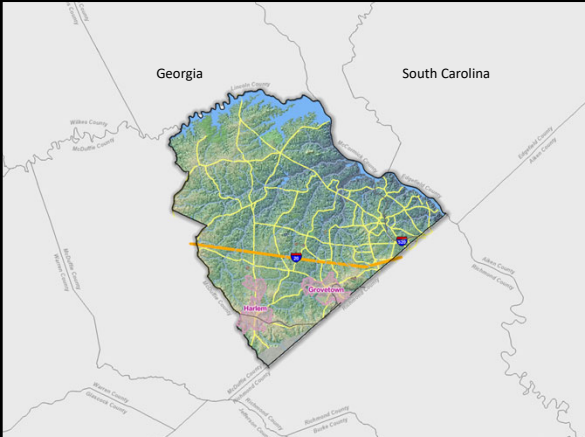
Plan Review Process

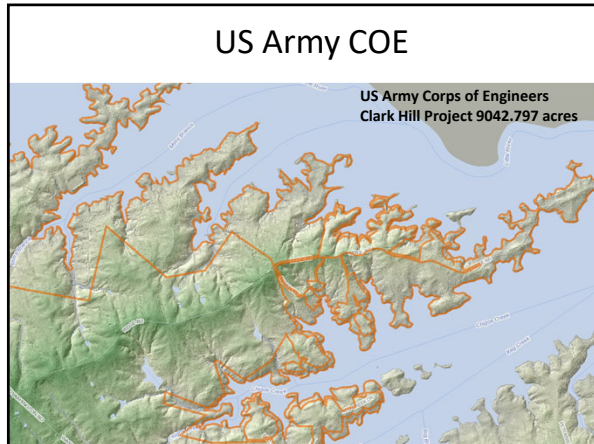
Nayna Mistry B.A. (Hons) B. Arch
Community Planner - Columbia County

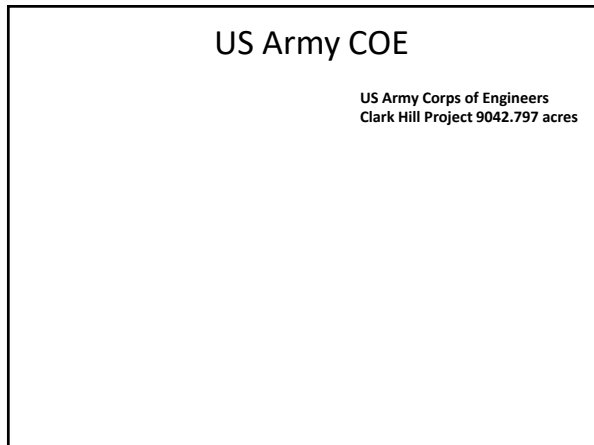
February 8, 2024

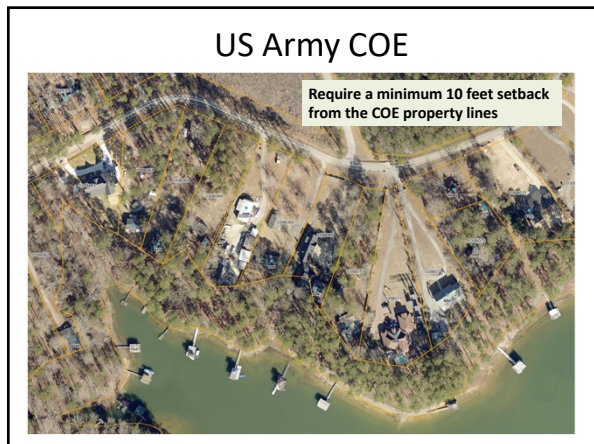
Where is Columbia County GA?

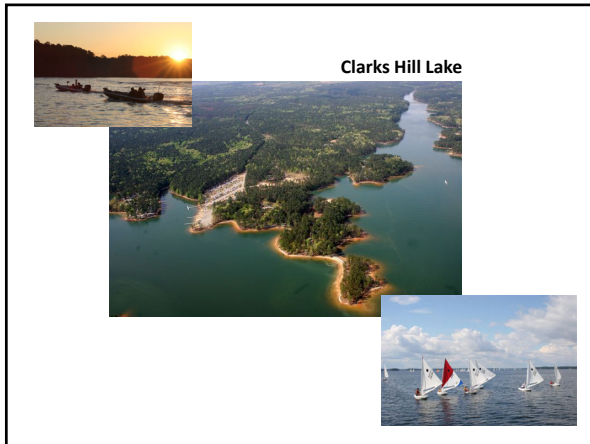


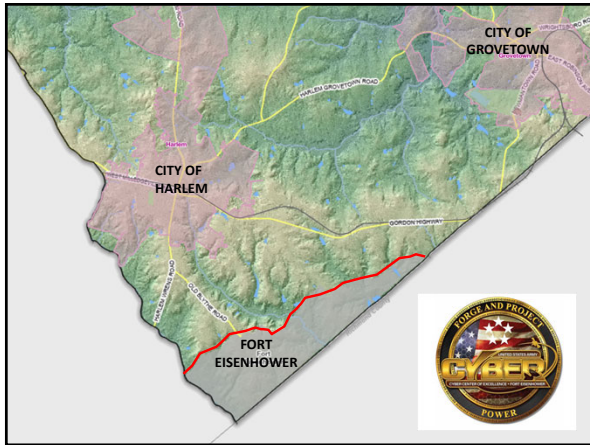










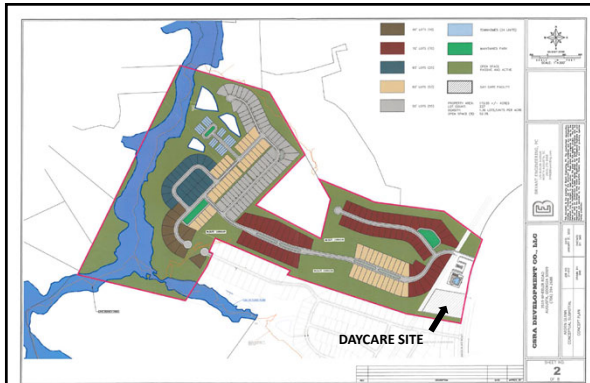


Initial Assessment of a Request

1. Identify the parcel(s) and current zoning district
2. What is the proposed project?
 - Industrial, Commercial, Single-family Residential, Multi-family, PUD (Planned Unit Development), PRD (Planned Residential District), S-1 (Special)
3. EPD (Environmental Protection Division)
 - If the total acreage to be disturbed is more than 50 acres then the Engineer must contact EPD for approval
 - If the total acreage to be disturbed is less than 50 acres:
 - GSWCC (Georgia Soil & Water Conservation Commission) Approval
 - Columbia County = LIA (Local Issuing Authority)

Concept Plan Review

- If the Concept Plan Review is a part of the Rezoning Application or Planned Unit/Residential Development, this review is completed at the same time and recommendations are included in the staff report for the Boards.
- If the Concept Plan Review is separate (for example an R-2 Zoning without concept approval), the Engineer emails the civil plans to the Planning Department.
- The Planning Department sends out emails including plans and zoning documents to the Technical Review Team (currently 13 reviewers)
- The Health Department is included if the development includes a septic system.
- An internal staff meeting is conducted to review any major comments; these are then emailed to the engineer for any necessary revision of the concept plan
- Reviewers also enter comments into Munis program (planning, engineering, traffic, fire marshal, utilities, etc). Munis is a software solution from Tyler Technologies.
- The staff report with all interdepartmental comments is presented to the Planning Commission per the concept plan deadline and meeting schedule. Approval is conditioned on the comments being addressed prior to preliminary plat submittal.



ARDEN GLEN PUD CONCEPT PLAN

Columbia County Plan Review Process

Initial Review of a Proposal

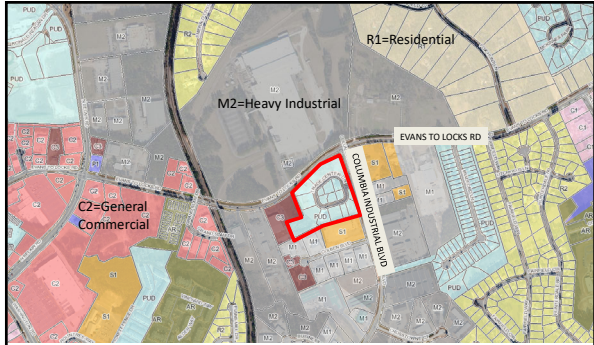
- Require rezoning / conditional use / variance?
- Design Overlay District requirements?
- Need lot split / lot combination?
- Need concept plan / preliminary plat?
- Are utilities available / capacity? If septic, include Health Department.
- Fire Marshal requirements?
- Impacted by any Road Widening Projects?
- Floodplain or unusual topo (steep slopes, etc.)?
- Is property adjacent to Fort Eisenhower, City of Harlem or City of Grovetown?
- EPD or US Army Corps of Engineers approval needed? (50+ acres disturbed, wetlands, State waters)

Confirm these items with concept site plan during meeting

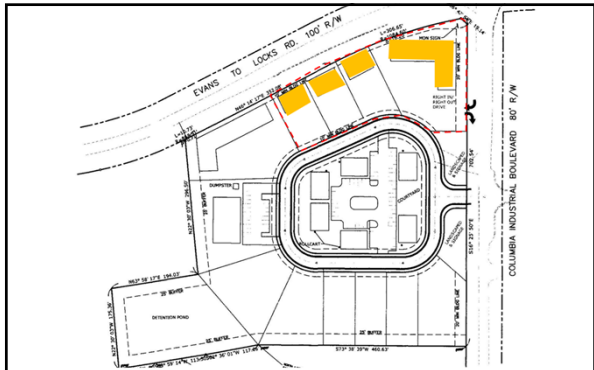
- In-person or Webex options.

2023 State Law updates/advertising

Application (REV 7.28.23)	Land Use	Include	Timeframe	Renew	Cost (\$)	Advertise In Paper	County Sign on property	PC	BOC
Ordinance Changes						X	15 days	✓	✓
Re-zoning	S1, PUD, PDD, PRD				880	15 days		✓	✓
Re-zoning	All others				615	15 days		✓	✓
Major Revision	S1, PUD, PDD, PRD				615	15 days		✓	✓
Variance	All				615	30 days		✓	✓
Variance - Re-zoning	All				615	15 days		✓	✓
Variation	For Design Overlays				615	30 days		✓	✓
Appeal	All				100	30 days		✓	✓
Minor Revision	S1, PUD, PRD				100	30 days		✓	✓
Minor Waiver 90-179	All				100	30 days		✓	✓
Prov Home Occ 90-142	Residential				35	30 days		✓	✓
Chapter 74									
Plats 74-118					100	30 days		✓	✓
Temporary Use Authorization 54-9									
TUA Mobile Home/Modular Building	Non-Residential	Permit Application/Site Plan/LDP	1 year or project completion	Once	X	X		X	
TUA Mobile Home/Modular Building	Non-Residential for Marketing	Location Plan	3 years or final lot sold/leased	35	30 days			✓	
TUA Mobile Home/Trailer	Residential	Location Plan	1 year	Once	35	30 days		✓	



Example: Evans Trade Center PUD Zoning
Evans Town Center Overlay District



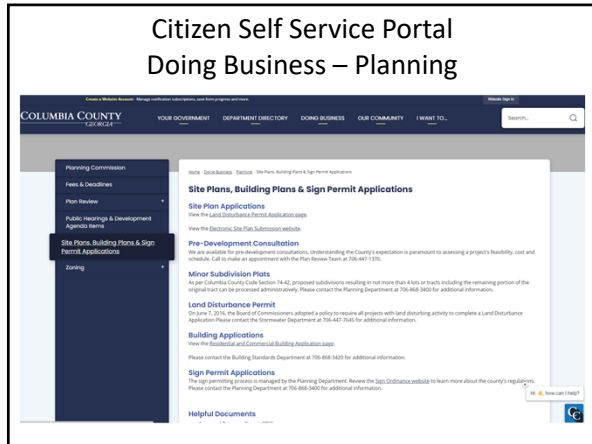
CONCEPT PLAN APPROVED IN 2014

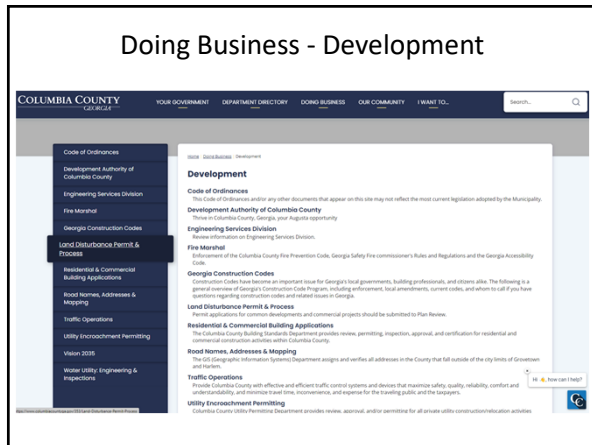




Code Section 90-182
Additional requirements for special, planned unit development and planned development districts.

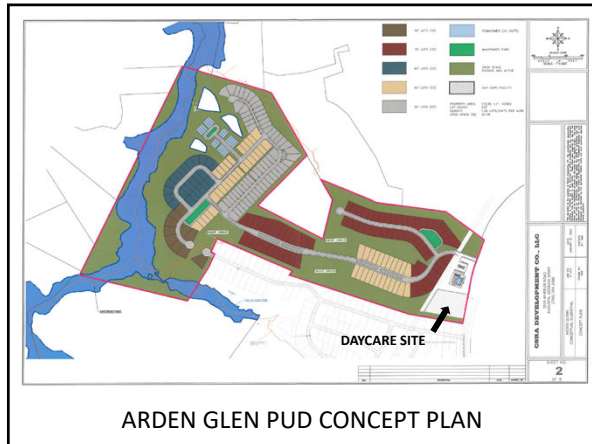
- *Major changes.* Changes proposed in writing by the applicant that alter district boundaries or that materially affect the characteristics or functionality of the PRD, such as **changes in the general layout of buildings and their environs on the site**, changes to the district regulations, or landscaping shall be submitted under the provisions of **section 90-180** pertaining to zoning changes and ordinance amendments, and must be approved by the board of commissioners. Variations to residential density that are five percent or greater of the initially-approved density constitute major changes.

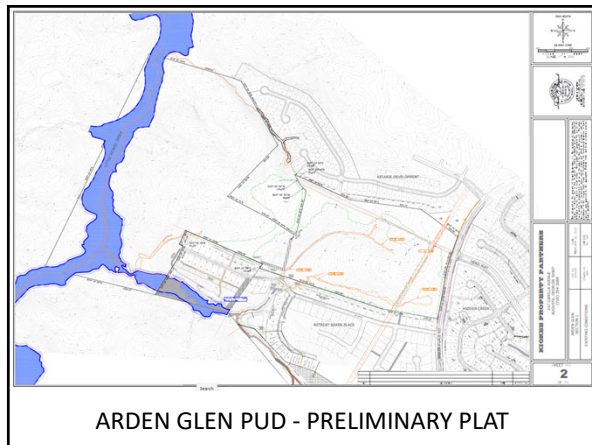


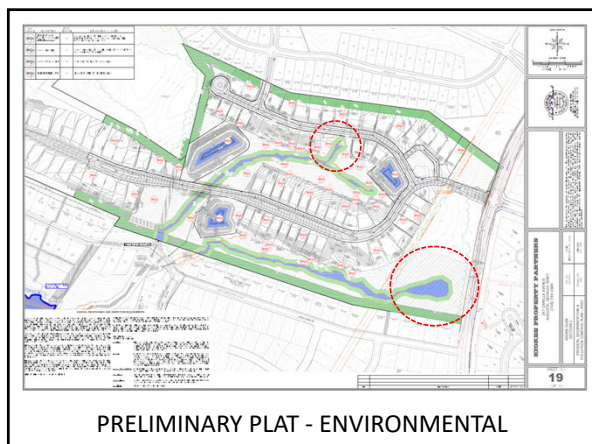


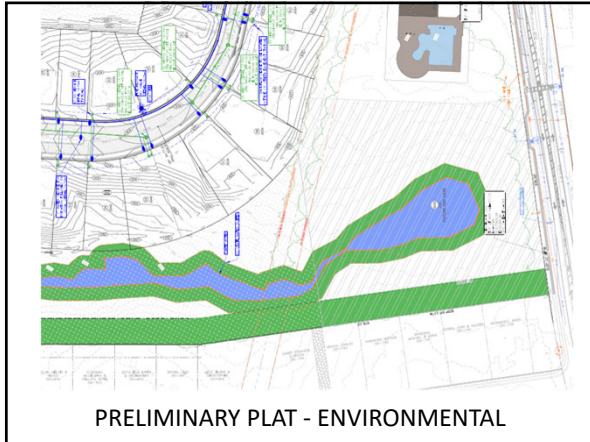
Plan Review Process

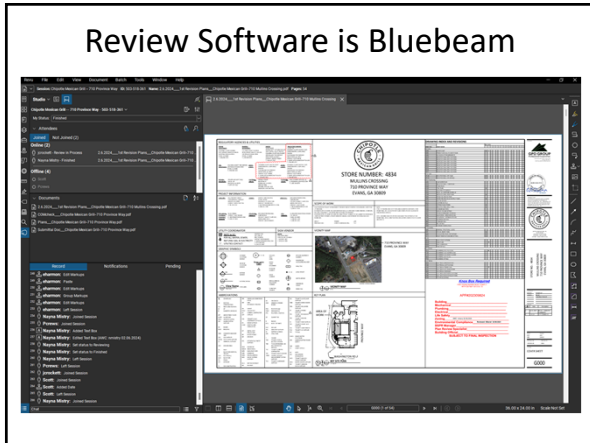
- Engineer uses the online portal to upload civil plans, hydro study, ES&PC checklist, review applications, etc.
- Plan Review Specialist sends out emails and Bluebeam links to the Technical Review Team (currently 13 reviewers)
- Plan Review Specialist emails the Health Department if the development includes a septic system.
- Reviewers enter comments into Munis program (planning, engineering, traffic, fire marshal, utilities, etc). Munis is a software solution from Tyler Technologies.
- If plans are denied, the response letter and redlined plans are emailed to the Engineer.
- The Engineer uploads revised plans. The 4th review requires a \$1000 additional fee.

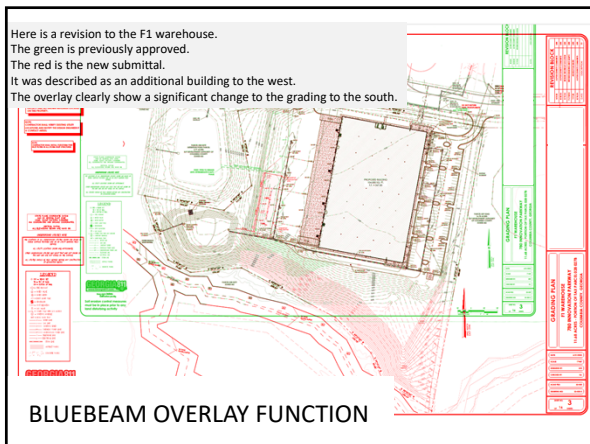


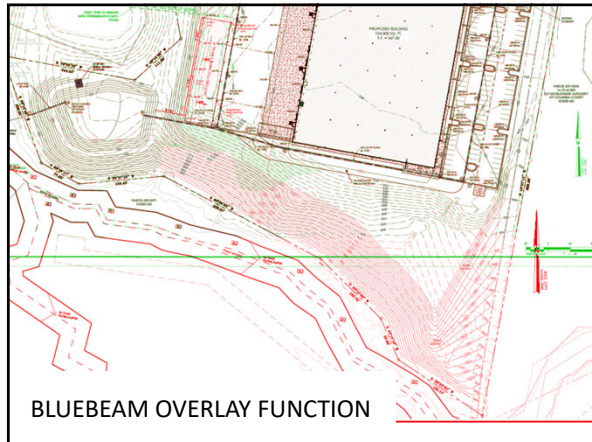












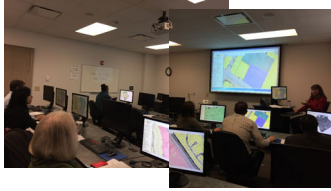
Plans Approved

- Once reviewers electronically sign approval, Plan Review Specialist emails Engineer and receives 8 paper sets of plans.
- The plans are signed by the Plan Review Manager and then distributed.
- 2 set to Water Utility Dept
- 2 sets to Stormwater Dept
- 3 sets are given to Stormwater Dept for the Pre-Construction Meeting
- Stormwater Dept confirms if any bonds or NOI (Notice of Intent) paperwork is required and sets up Pre-construction meeting:
- Subdivisions require Performance and Maintenance Bonds for the infrastructure
- Commercial projects require Environmental Bonds if they are disturbing an acre or more or if they have green infrastructure.

How can we get better quality submittals

- Some ideas to explore.....

Welcome to Zoning 101 Class
Date 11.15.17



- Education
- Save time for staff
- Address basic questions
 - What is the zoning of this property?
 - Can I rezone to commercial?
 - What are the setbacks?
- Teach them what they don't know they don't know

Monthly Classes Offered 2023-2024

Vision 2035 - a look at the County's future development plan, how it is developed, and how it influences rezoning decisions

Zoning 101 - an introduction to the County's zoning districts and available online resources, including Maps Online

The Rezoning Process - a review of how rezonings, variances, and other applications are processed, with lots of case studies. Note that this class typically runs an hour and a half.

Zoning 201 - Residential - a more in depth review of the residential zoning districts and requirements, subdivision processes, fencing standards, and other common questions

Zoning 201 - Non-Residential - a more in depth review of the non-residential zoning districts, development requirements, nonconforming properties, and other common questions

Current Topics Q&A

Licensing & Permitting - presented in conjunction with our Stormwater and Development Services departments to cover business licenses, building permits, and other common types of licenses and permits. This class will meet in the Building A Auditorium.

Zoning 101

Design Recognition 2019

Which building is it?

The new Meyjohn building is in The Plaza in Evans, right across from the Lady A Pavilion. This building is designed for different uses including office, retail, event and restaurant spaces with roof top terraces and great views of the surrounding area.

Why is this building being recognized?

This is the first mixed-use building in Evans designed in a traditional architectural style referencing traditional mill building details with modern steel and glass accent elements.

Who was involved?

Meyjohn Commercial Properties.
The Project Architect is Jerry Spangler with TSW in Atlanta
The Contractor is R W Allen LLC with 3 locations in Georgia

Check it out!

7025 Evans Town Center Blvd
Your Pie recently opened so drop by and design your own pizza!



**Columbia County Design Recognition 2022:
Innovative Stormwater Solutions**

What company made these structures?
These stormwater structures are part of the Neosoma Electrical Construction facility, owned by Chris Neosoma. This company has been serving clients throughout the OGA since 2005.

Why are these stormwater structures being recognized?
These structures are designed to be aesthetically pleasing and functional, while also being sustainable and environmentally friendly. They are designed to be aesthetically pleasing and functional, while also being sustainable and environmentally friendly. They are designed to be aesthetically pleasing and functional, while also being sustainable and environmentally friendly.

Traditional stormwater drains or pipe structures are often a nuisance, obscuring the untreated stormwater pollution into our watersheds. During the design and development of the Neosoma Electrical Construction facility, our developmental practices, a type of green infrastructure (GI) with elements of GI made and placed, were incorporated to improve stormwater quality and promote water infiltration.

Who was involved?

- Facility Owner: Chris Neosoma, owner of [Neosoma Electrical Construction](#)
- Engineer: An Engineer at James S. Lewis & Associates, GI structures engineer
- General Contractor: [Smith Construction LLC](#)
- Construction: 500 South St (Site Connected) @ [Site Layers](#) (connected to)

Check it out!
 2025 Landmark Court in Marietta, GA 30067

INCREASE BEAUTIFICATION OF URBAN AREAS

THINKING ABOUT INSTALLING A TYPE OF GI ON YOUR PROPERTY?
 Check out our Stormwater Utility Service Fee Credit Manual by clicking [here](#) or scanning the QR code to see the credit types we offer and how you can apply for a credit today!

WHAT ARE THE BENEFITS OF GI?

- DECREASE WATER POLLUTION
- DECREASE STORMWATER RUNOFF VELOCITY
- INCREASE GROUNDWATER RESOURCES
- INCREASE RESILIENCY
- INCREASE BEAUTIFICATION OF URBAN AREAS

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Georgia Association of Planning Administrators

APA GA

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