

Jake Renney

From: Scott Toenjes
Sent: Wednesday, September 27, 2023 3:33 PM
To: Planning Department.UserGroup
Cc: Grant DeJongh; Michael Russell
Subject: Church Road, Mathew Alexander and Julie Tussing, DR 24-01

Here are the Public Works Departments comments for this Design Review Application:

1. The applicant shall obtain an access permit for existing connection to Church Road.
2. The applicant shall not obstruct or impede the County cross culvert on Church Road. The applicant shall not increase or impede water drainage within the right-of-way of Church Road.
3. The applicant proposes the planting of trees within the ROW, as shown on sheet C-5 of the plan set, contrary to Public Works standards for clear zones within the right-of-way. The applicant shall not place trees within the right-of-way for Church Road. Screening trees shall be placed outside of the right-of-way.
4. The information provided in the trip generation analysis does not appear to correspond with the responses given by the applicant on the Type II Site Design Review, specifically Sections 1416 and 1450. Generally, the Public Works Department concurs that a Traffic Impact Analysis (TIA) is not required if the number of trips on Church Lane would not increase based on the proposed development. Reconciliation of the trip generation analysis with the information in the Type II Site Design Review shall be provided by the applicant for review by the Public Works Department. If the number of trips increases based on this reconciliation, specifically, or through this development, generally, then the applicant shall be required to submit a TIA.

Thank you.

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COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
Planning Division
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August 15, 2023

REFERRAL AND ACKNOWLEDGMENT

To: Columbia County Public Works

NOTICE IS HEREBY GIVEN that **Matthew Alexander and Julie Tussing**, have submitted an application for a design review. The property is zoned Community Service/Institution (CS-I), identified as tax map number 4119-AC-00700 and located at 34740 Church Rd.
DR 24-01

THIS APPLICATION IS FOR: Administrative Review; Planning Commission, Hearing Date: October 2, 2023

PLEASE RETURN BY: **8/25/2023**

Planner: **Jake Renney**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

- We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
- We are considering the proposal further, and will have comments to you by _____.
- Our board must meet to consider this; we will return their comments to you by _____.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: See Email.

Signed: Scott Toenjes Printed Name: Scott Toenjes
Title: Engineering Technician II Date: 9/27/2023