



Columbia County Planning Commission
May 16th, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Jackson
Vice-Chairman Mark Moody
Commissioner James Van Meter
Commissioner Emory Holloway
Commissioner Ryan Cato

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
Lindsay Stahler, Executive Assistant
Members of the Public

A. CALL TO ORDER

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

B. INVOCATION

Staff Member Dylan Douglas gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner Van Meter led the pledge to the American Flag.

D. ROLL CALL / QUORUM

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

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) May 2nd, 2024

Commissioner Van Meter made a motion to approve the May 2nd, 2024 meeting minutes. Commissioner Cato seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Cato made a motion to move the concept plan to the end of the agenda and approve the amended May 16th, 2024 Agenda. Commissioner Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Public Hearing

- 1. (H1a1) Temporary Use Authorization**, 6779 Wrightsboro Road, Tax Map 010 Parcel 033A, 5.4 +/- acres and currently zoned R-A (Residential Agricultural).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:03PM

Applicant was present but provided no comments or concerns.

Members of the public were present but provided no comments or concerns.

Chairman Jackson closed the public hearing at 6:04PM

Commissioner Cato made a motion to approve the Temporary Use Authorization, 6779 Wrightsboro Road, Tax Map 010 Parcel 033A, 5.4 +/- acres and currently zoned R-A (Residential Agricultural). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

2. **(H1a2) RZ24-05-08**, Rezoning from R-1 (Single Family Residential) and S-1 (Special) to M-2 (General Industrial), 5900 Sanders Drive, 897 Morris Road, and off Morris Road, Tax Map 069A Parcels 018, 019, 011, 010, and 011C, 62.66 +/- acres and currently zoned R-1 (Single Family Residential) and S-1 (Special).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:08PM

Robert Visintainer, 1179 Louisville Road, stated that GIW purchased this property in 2017. The plans are for an office building and they are currently working to get the properties combined and zoned correctly.

David Maxwell, 845 Morris Road, stated that he is concerned about the traffic that this will cause to the area. An improvement to Wrightsboro Road should be made first and the owners of GIW should be talking to the nearby homeowners to explain their plans.

Chairman Jackson closed the public hearing at 6:11PM

Vice-Chairman Moody made a motion to recommend approval with conditions of RZ24-05-08, Rezoning from R-1 (Single Family Residential) and S-1 (Special) to M-2 (General Industrial), 5900 Sanders Drive, 897 Morris Road, and off Morris Road, Tax Map 069A Parcels 018, 019, 011, 010, and 011C, 62.66 +/- acres and currently zoned R-1 (Single Family Residential) and S-1 (Special). Commissioner Holloway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The subject parcels must be combined with parcel 069 102. A combination plat must be recorded prior to approval of any site plans or building permits on the subject parcels.
2. Ingress and egress to Morris Road shall be for emergency access only. Primary access to these parcels shall be from Wrightsboro Road.
3. **(H1a3) RZ24-05-09**, Rezoning from R-2 (Single Family Residential) to S-1 (Special), 4018 Evans to Locks Road and 673 King Taylor Road, Tax Map 078 Parcels 080A & 082F, a combined 2.1 +/- acres and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:13PM

Applicant or their representative were not present.

The following members of the public spoke:

Roy Bowers, 3888 Beaver Brook Dr
James Bronstein, 4457 Peregrine Pl
Michael Milano, 509 Meldon Rd
Dr. Daniel Boyd, 300 Peregrine Ct

The following members of the public expressed their concerns about this application. They are afraid of the increase in traffic that this could bring to the area, the noise, and the parking issue it could cause. They believe that this would have a negative impact on the community and only benefit the owners of the property.

Chairman Jackson closed the public hearing at 6:21PM

Commissioner Van Meter made a motion to recommend disapproval of RZ24-05-09, Rezoning from R-2 (Single Family Residential) to S-1 (Special), 4018 Evans to Locks Road and 673 King Taylor Road, Tax Map 078 Parcels 080A & 082F, a combined 2.1 +/- acres and currently zoned R-2 (Single Family Residential). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

4. **(H1a4) VA24-05-03**, Variance to Section 74-80 (f) *Design of streets*, Off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 +/- acres, and currently zoned R-1A (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:24PM

Applicant, Mark Ivey, 730 Stonecrest Lane, stated he was here to answer any questions.

Members of the public were present but provided no comments or concerns.

Chairman Jackson closed the public hearing at 6:25PM

Commissioner Cato made a motion to approve VA24-05-03, Variance to Section 74-80 (f) *Design of streets*, Off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 +/- acres, and currently zoned R-1A (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

b. Conceptual Plan

1. **(H1b1) Marshall Mills**, 11 lots, off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 +/- acres and currently zoned R-1A (Single Family Residential).

Staff member Danielle Montgomery presented the conceptual plan.

Commissioner Cato made a motion to approve the conceptual plan for Marshall Mills, 11 lots, off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 +/- acres and currently zoned R-1A (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Vice-Chairman Moody made the motion to adjourn the meeting at 6:28 p.m. Commissioner Cato seconded the motion. Motion carried unanimously.

Signature on File
Marty Jackson, Chairman

Signature on File
Scott Sterling, Planning Services Director