



Columbia County Planning Commission
June 6th, 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 Media
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 16th, 2024

Vice-Chairman Moody made a motion to approve the May 16th, 2024 meeting minutes. Commissioner Holloway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Vice-Chairman Moody made a motion to approve the June 6th, 2024 Agenda. Commissioner Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

- a. Request to change the Planning Commission Meeting from July 4th, 2024 to July 11th, 2024.

Commissioner Cato made a motion to change the Planning Commission Meeting from July 4th, 2024 to July 11th, 2024. Commissioner Van Meter seconded the motion. The motion carried unanimously.

- b. Final Plat

1. **(H1b1) Hanover Place**, 35 lots, Tax map 078 Parcels 1000, 1015, 1016, 1013, & 1018, 7.15 +/- acres, and currently zoned PRD (Planned Residential Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Van Meter made a motion to approve the final plat for Hanover Place, 35 lots, Tax map 078 Parcels 1000, 1015, 1016, 1013, & 1018, 7.15 +/- acres, and currently zoned PRD (Planned Residential Development). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

2. **(H1b2) Warriors Walk Townhomes**, 44 lots, off Baker Place Road, Tax map 051 Parcel 1426, 11.2 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the final plat for Warriors Walk Townhomes, 44 lots, off Baker Place Road, Tax map 051 Parcel 1426, 11.2 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Van Meter seconded the motion. The motion carried unanimously.

3. **(H1b3) Copperidge Phase 1**, 58 lots, Off Washington Road, Tax Map 066 Parcel 041, 13.84 +/- acres and currently zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the final plat for Copperidge Phase 1, 58 lots, Off Washington Road, Tax Map 066 Parcel 041, 13.84 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) RZ24-06-01**, Major S-1 (Special) Revision, 4594 Columbia Road, 100 Hillcrest Drive, and 2109 Oak Ridge Road, Tax Map 073 & 073C Parcels 078A, 034B, & 027, 3.6 +/- acres, 7.4 +/- acres and 1.577 +/- acres respectively, and currently zoned S-1 (Special).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:09PM

Applicant, Alexandra Reynolds, 1296 Broad Street, stated that she was here to answer any questions.

Commissioner Van Meter asked if they already had a plan for the traffic.

Alexandra Reynolds stated that they have a plan in place to minimize the traffic.

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

Chairman Jackson closed the public hearing at 6:10PM

Vice-Chairman Moody made a motion to recommend approval with condition of RZ24-06-01, Major S-1 (Special) Revision, 4594 Columbia Road, 100 Hillcrest Drive, and 2109 Oak Ridge Road, Tax Map 073 & 073C Parcels 078A, 034B, & 027, 3.6 +/- acres, 7.4 +/- acres and 1.577 +/- acres respectively, and currently zoned S-1 (Special). Commissioner Van Meter seconded the motion. The

motion carried unanimously.

Condition:

Traffic Engineering:

Must provide an adequate route for pickup and drop-off of students on school property. The school may not use or impede the flow of traffic in Columbia County's Right-of-Way.

2. **(H1c2) RZ24-06-02**, Major S-1 (Special) Revision, 3592 Evans to Locks Road, Tax Map 082 Parcel 056, 1.09 +/- acres and currently zoned S-1 (Special).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:15PM

Pastor Glover and Glenda Gunn, 3592 Evans to Locks Road, stated that they were here to answer any questions.

Commissioner Van Meter asked if they have a good relationship with West Lake.

Pastor Glover stated that they do have a good relationship with West Lake.

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

Chairman Jackson closed the public hearing at 6:17PM

Commissioner Van Meter made a motion to postpone to September 5th, 2024 RZ24-06-02, Major S-1 (Special) Revision, 3592 Evans to Locks Road, Tax Map 082 Parcel 056, 1.09 +/- acres and currently zoned S-1 (Special). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

3. **(H1c3) RZ24-06-03**, Major S-1 (Special) Revision, 6379 Washington Road, 6389 Washington Road, and off Washington Road, Tax Map 024 Parcels 067, 065, & 064, a combined 7.4 +/- acres and currently zoned S-1 (Special).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:19PM

Representative, Bill Corder, 842 Sparkleberry Rd, stated that he was here to answer any questions and that the immediate project is for the additional parking. The other additions will be planned out for a later time.

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

Chairman Jackson closed the public hearing at 6:21PM

Commissioner Cato made a motion to recommend approval with conditions of RZ24-06-03, Major S-1 (Special) Revision, 6379 Washington Road, 6389 Washington Road, and off Washington Road, Tax Map 024 Parcels 067, 065, & 064, a combined 7.4 +/- acres and currently zoned S-1 (Special). Commissioner Holloway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. A combination plat shall be recorded and a copy provided to the Planning Department prior to issuance of any building permit and/or site plan approvals for the subject properties.

2. The existing building in the front setback may remain and the front building setback is reduced to 25' from the front property line for that building only.

4. **(H1c4) RZ24-06-04**, Major S-1 (Special) Revision, 837 Furrys Ferry Road, Tax Map 077 Parcel 064, 7.94 +/- acres and currently zoned S-1 (Special).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:25PM

Applicant, Bhogilal Patel, 4287 Colony Square and Niren Patel, 4017 Firethorn Court, both spoke regarding that the gravel parking lot is only temporary. They need 3-5 years to fundraise for a permanent parking lot and new building.

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

Chairman Jackson closed the public hearing at 6:27PM

Commissioner Van Meter made a motion to postpone to July 11th, 2024 RZ24-06-04, Major S-1 (Special) Revision, 837 Furrys Ferry Road, Tax Map 077 Parcel 064, 7.94 +/- acres and currently zoned S-1 (Special). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

5. **(H1c5) RZ24-06-05**, Major S-1 (Special) Revision, 312 McCormick Road, Tax Map 077B Parcel 581A, 3.23 +/- acres and currently zoned S-1 (Special).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:34PM

Applicant, Robert Corbin, 413 Padrick Street and Jeff Drake (Engineer), stated that they were here to answer any questions.

Diana Holbein, 283 Anneswood Road, stated that she doesn't have a problem with the church expanding, but expressed her concerns with the potential runoff that it could bring to her property. Would like a taller fence to avoid light pollution and worried about the noise pollution that the HVAC units could cause. She would also like if some of the trees that are within the 20ft buffer to be saved if possible.

Applicant, Robert Corbin and Jeff Drake, project engineer, in response to the statements made by the public, stated that they can't increase the sewer runoff, but the roof will have gutters that will help the water run towards the retention pond. They will save trees in the buffer if possible and are willing to put a fence around the HVAC units as a buffer for the noise.

Chairman Jackson closed the public hearing at 6:44PM

Commissioner Van Meter made a motion to recommend approval with conditions of RZ24-06-05, Major S-1 (Special) Revision, 312 McCormick Road, Tax Map 077B Parcel 581A, 3.23 +/- acres and currently zoned S-1 (Special). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. A 6' tall opaque fence shall be installed in the buffer along the shared rear lot lines with Tax Map 077 Parcel IDs 564, 565, 568, and 569.
2. Minor relocation of the building shown on the concept plan is permitted to achieve compliance

with the Fire Marshall's requirements, specifically IFC 2018 Chapter 5, Appendix D, and GA120-3-3, during site plan approval and shall not require a separate zoning revision.

6. **(H1c6) VA24-06-01**, Variance to Section 90-53 *List of lot & structure requirements*, 224 Flores Lane, Tax Map 082A Parcel 272, 0.33 +/- acres and currently zoned R-3 (Single Family Residential).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:46PM

Applicant, Kasie Stewart, 224 Flores Lane, stated that she 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 6:47PM

Commissioner Van Meter made a motion to recommend approval of VA24-06-01, Variance to section 90-53 *List of lot & structure requirements*, 224 Flores Lane, Tax Map 082A Parcel 272, 0.33 +/- acres and currently zoned R-3 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

7. **(H1c7) VA24-06-02**, Variance to Section 74-80 (f) *Design of streets*, Off Cobbham Road, Tax Map 006 Parcel 052, 125 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:49PM

Applicant, Mark Ivey, 730 Stonecrest Lane, stated that 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 6:50PM

Commissioner Holloway made a motion to recommend approval of VA24-06-02, Variance to Section 74-80 (f) *Design of streets*, Off Cobbham Road, Tax Map 006 Parcel 052, 125 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

8. **(H1c8) Concept Plan - Rabbit Run Farms**, 20 lots, Off Cobbham Road, Tax Map 006 Parcel 052, 125.03 +/- acres and currently zoned R-A (Residential Agricultural). **No Public Hearing.**

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the concept plan for Rabbit Run Farms, 20 lots, Off Cobbham Road, Tax Map 006 Parcel 052, 125.03 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

9. **(H1c9) VA24-06-03**, Variance to Section 90-53 *List of lot & structure requirements*, 4781 Silver Lake Drive, Tax Map 071A Parcel 022B, 2.05 +/- acres and currently zoned R-1 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:55PM

Applicant, Pat Caughman, 4781 Silver Lake Drive, stated that he had no problem with the setback from his neighbor's property and that he is just asking permission to build on his own land.

Silver Lake HOA President had concerns that the building for the RV would lead to commercial use and storage.

The Planning Commissioners advised him that the applicant would have to get approval and the property would need to be rezoned for commercial use. The applicant intends to use the building for personal storage of his RV.

Chairman Jackson closed the public hearing at 6:57PM

Commissioner Van Meter made a motion to recommend approval with condition of VA24-06-03, Variance to Section 90-53 *List of lot & structure requirements*, 4781 Silver Lake Drive, Tax Map 071A Parcel 022B, 2.05 +/- acres and currently zoned R-1 (Single Family Residential). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

Condition:

Planning:

The proposed structure and all future structures must be more than 10' from any property lines that comprise Tax Map 071A Parcel ID 022.

10. **(H1c10) VA24-06-04**, Variance to Section 90-147(g)(10)(b)(2)(v) *Use Provisions*, 4099 Jimmie Dyess Parkway, Tax Map 074A Parcel 024, 1.18 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:59PM

Applicant, Tiffany Jackson, 171 Crossroads Parkway, Savannah, GA, stated that she 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 7:00PM

Vice-Chairman Moody made a motion to recommend approval of VA24-06-04, Variance to Section 90-147(g)(10)(b)(2)(v) *Use Provisions*, 4099 Jimmie Dyess Parkway, Tax Map 074A Parcel 024, 1.18 +/- acres and currently zoned C-2 (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

11. **(H1c11) VA24-06-05**, Variance to Section 90-147 (i)(3), *Use Provisions*, 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- acres and currently zoned C-C (Community Commercial) and C-2 (General Commercial).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:03PM

Applicant, Christian Wahl, 404 Avrett Way, stated that the plan hasn't changed since the zoning request and that he was here to answer any questions.

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

Chairman Jackson closed the public hearing at 7:04PM

Vice-Chairman Moody made a motion to recommend approval with conditions of VA24-06-05, Variance to Section 90-147 (i)(3), *Use Provisions*, 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- acres and currently zoned C-C (Community Commercial) and C-2 (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The landscape plan shall be prepared by a Landscape Architect to provide adequate landscaping and beautification on the site, especially around the drive through areas and pay stations.
2. If approved, the variance only applies to the C-2 portion of property.

12. **(H1c12) VA24-06-06**, Variation to Section 90-99 *Corridor Protection Overlay District*, 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- acres and currently zoned C-C (Community Commercial) and C-2 (General Commercial).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:06PM

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 7:06PM

Vice-Chairman Moody made a motion to approve with conditions of VA24-06-06, Variation to Section 90-99 *Corridor Protection Overlay District*, 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- acres and currently zoned C-C (Community Commercial) and C-2 (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The landscape plan shall be prepared by a Landscape Architect to provide adequate landscaping and beautification to screen the proposed door.
2. Variation only applies to the portion of property zoned C-2.
3. Door shall be substantially similar to what has been presented.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Van Meter made the motion to adjourn the meeting at 7:07 p.m. Commissioner Cato seconded the motion. Motion carried unanimously.

Signature on File

Marty Jackson, Chairman

Signature on File

Scott Sterling, Planning Services Director