



Columbia County Planning Commission
June 20th, 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

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 4 Commissioners present (80% Quorum).
Commissioner Cato was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) June 6th, 2024

Commissioner Van Meter made a motion to approve the June 6th, 2024 meeting minutes. Vice-Chairman Moody seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Holloway made a motion to approve the June 20th, 2024 Agenda. Commissioner Van Meter seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Final Plat

1. **(H1a1) Whispering Pines Section 6**, 115 lots, Off William Few Parkway, Tax Map 059 Parcel 138S, 56.57 +/- 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 Whispering Pines Section 6, 115 lots, Off William Few Parkway, Tax Map 059 Parcel 138S, 56.57 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Van Meter seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H1b1) RZ24-06-06**, Master Sign Plan, 4200 Belair Frontage Road, Tax Map 080 Parcel 006, 6.05 +/- acres and currently zoned C-3 (Heavy Commercial).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:06PM.

Applicant, Heather Dye, 1007 Emerald Place, stated that she is here to answer any questions.

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

Chairman Jackson closed the public hearing at 6:07PM.

Vice-Chairman Moody made a motion to recommend approval of RZ24-06-06, Master Sign Plan, 4200 Belair Frontage Road, Tax Map 080 Parcel 006, 6.05 +/- acres and currently zoned C-3 (Heavy Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. **(H1b2) RZ24-06-07**, Rezoning from R-A (Residential Agricultural) to C-C (Community Commercial), 5607 Columbia Road, Tax Map 050 portion of Parcel 002G, 3.37 +/- acres out of a total of 360.9 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:12PM.

Applicant, Daniel Ben-Yisreal, 171 Crossroads Parkway, Savannah, GA, stated that he is here to answer any questions.

Chairman Jackson asked if the separation between this location and the one being built at Lewiston and Columbia Rd would be beneficial.

Daniel Ben-Yisreal stated that studies show the viability of this location.

Beth Connell, 2538 Falling Branch Lane, stated that adding a gas station here would cause a burden to those who live on William Few Parkway. She stated that this could cause more traffic to the area and is afraid of the noise and light pollution that it could cause.

Barbara Britton, 125 Hickory Drive, stated that is also worried about the traffic this could bring and this size Parker's should be at a location closer to the interstate.

Chairman Jackson closed the public hearing at 6:20PM

Commissioner Holloway made a motion to recommend disapproval of RZ24-06-07, Rezoning from R-A (Residential Agricultural) to C-C (Community Commercial), 5607 Columbia Road, Tax Map 050 portion of Parcel 002G, 3.37 +/- acres out of a total of 360.9 +/- acres, and currently zoned R-A

(Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

3. **(H1b3) VA24-06-08**, Variance to Sections 90-139 *Buffers & Screening* & 90-147 (g)(10)(b) *Use Provisions*, 5607 Columbia Road, Tax Map 050 portion of Parcel 002G, 3.37 +/- acres out of a total of 360.9 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:26PM.

Applicant, Daniel Ben-Yisreal, 171 Crossroads Parkway, Savannah, GA, stated that he is here to answer any questions.

Following Members of the public spoke:

Beth Connell, 2538 Falling Branch Lane,
Barbara Britton, 125 Hickory Drive

The members of the public expressed their concerns about this application. They believe that 24-hour operation could bring more crime to the area.

Chairman Jackson closed the public hearing at 6:29PM

Commissioner Holloway made a motion to recommend disapproval of VA24-06-08, Variance to Sections 90-139 *Buffers & Screening* & 90-147 (g)(10)(b) *Use Provisions* 5607 Columbia Road, Tax Map 050 portion of Parcel 002G, 3.37 +/- acres out of a total of 360.9 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

4. **(H1b4) VA24-06-07**, Variance to Section 90-135 *Signs*, 755 and 780 Innovation Parkway, Tax Map 029 Parcel 024A and Tax Map 028 Parcel 027B, 52.95 +/- acres and 11.68 +/- acres respectively, and currently zoned M-2 (General Industrial).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:32PM.

Applicant or their representative were not present.

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

Chairman Jackson closed the public hearing at 6:32PM.

Vice-Chairman Moody made a motion to recommend approval of VA24-06-07, Variance to Section 90-135 *Signs*, 755 and 780 Innovation Parkway, Tax Map 029 Parcel 024A and Tax Map 028 Parcel 027B, 52.95 +/- acres and 11.68 +/- acres respectively, and currently zoned M-2 (General Industrial). 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 Commissioner Van Meter made the motion to adjourn the meeting at 6:33 p.m. Vice-Chairman Moody seconded the motion. Motion carried unanimously.

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Signature on File
Marty Jackson, Chairman

Signature on File
Scott Sterling, Planning Services Director