



Columbia County Planning Commission
July 11th, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Jackson
Vice-Chairman Mark Moody
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 Holloway led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Jackson declared a quorum with 4 Commissioners present (80% Quorum).
Commissioner Van Meter was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) June 20th, 2024

Vice-Chairman Moody made a motion to approve the June 20th, 2024 meeting minutes. Commissioner Cato seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Holloway made a motion to approve the July 11th, 2024 Agenda. Commissioner Cato seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. **RZ24-06-04**, Major S-1 (Special) Revision, 837 Furys Ferry Road, Tax Map 077 Parcel 064, 7.94 +/- acres and currently zoned S-1 (Special). **Postponed from 6.6.2024.**

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:05PM.

Representative, Philip Green, 1233 Augusta West Pkwy, stated that his client will move ahead with

the permanent parking. The new plan addresses concerns with the parking and they are working with GDOT, Georgia Power, and the County regarding lighting, the wetlands and the driveway relocation. Also, 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 with condition of RZ24-06-04, Major S-1 (Special) Revision, 837 Furys Ferry Road, Tax Map 077 Parcel 064, 7.94 +/- acres and currently zoned S-1 (Special). Commissioner Cato seconded the motion. The motion carried unanimously.

Condition:

Planning:

For the new development, all lighting on the site shall be shielded and directed away from adjacent residentially zoned properties. A photometric plan, showing that footcandle measurements are 1.0 or less at the property line, shall be provided prior to site plan approval.

2. New Business

a. Public Hearing

1. **(H2a1) Temporary Use Authorization**, 5863 Washington Road, Tax Map 036 Parcel 034, 158.8 +/- acres and currently zoned M-2 (General Industrial).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:08PM.

Applicant, Brad Broadstreet with T2 Earth, 512 Fort Augusta St, stated that they are partnered with Pollard Lumber. The business is growing, and they are running out of space for their employees. They need the temporary building for one year until the permanent office is finished.

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

Chairman Jackson closed the public hearing at 6:09PM.

Commissioner Holloway made a motion to approve the Temporary Use Authorization, 5863 Washington Road, Tax Map 036 Parcel 034, 158.8 +/- acres and currently zoned M-2 (General Industrial). Commissioner Cato seconded the motion. The motion carried unanimously.

2. **(H2b2) RZ24-07-01**, Rezoning from S-1 (Special) to R-A (Residential Agricultural), 1209 Lakeview Drive, Tax Map 063 portion of Parcel 003K, 2.50 +/- acres, and currently zoned S-1 (Special).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:13PM.

Applicant, Stephen Cathey, 1209 Lakeview Drive, stated that the parcel is currently being used as storage and intends to cut a piece of the parcel off for his son's growing family.

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

Chairman Jackson closed the public hearing at 6:14PM.

Commissioner Cato made a motion to recommend approval with conditions of RZ24-07-01, Rezoning from S-1 (Special) to R-A (Residential Agricultural), 1209 Lakeview Drive, Tax Map 063 portion of Parcel 003K, 2.50 +/- acres, and currently zoned S-1 (Special). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. A 40 foot landscape or natural buffer is required on the S-1 side of the proposed new lot line. The existing driveway at 1209 Lakeview Drive shall be altered so that the driveway is not within the buffer. Alteration of said driveway shall take place prior to any Certificates of Occupancy being issued for the subject site. Any permits required for alteration of the driveway shall be acquired.
 2. Only access to the site is from Lakeview Drive.
 3. A subdivision plat must be recorded prior to issuance of any building or land disturbance permits.
3. **(H2b3) RZ24-07-02**, Major PUD (Planned Unit Development) Revision, 1836 Champions Circle, Tax Map 065 Parcel 267, 1 +/- acres and currently zoned PUD (Planned Unit Development).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:16PM.

Applicant, Bill Easler, 4298 Triangle Industrial Dr, stated that they needed to lower the house to make the site plan work. Also, the walls will not be visible once the landscaping is in.

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

Chairman Jackson closed the public hearing at 6:17PM.

Commissioner Holloway made a motion to recommend approval of RZ24-07-02, Major PUD (Planned Unit Development) Revision, 1836 Champions Circle, Tax Map 065 Parcel 267, 1 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

4. **(H2b4) VA24-07-01**, Variance to Section 90-53 *List of lot & structure requirements*, 615 Emerald Crossing, Tax Map 078 Parcel 411, 0.65 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:20PM.

Applicant, James Lopez, 134 Quail Springs Rd, stated that he purchased the property in 2003 and has had four different house plans drawn up over the years. The driveway originally extended into the park area so had to flip the plan. He also stated that he would be very grateful for the approval of the variance.

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

Chairman Jackson closed the public hearing at 6:22PM.

Vice-Chairman Moody made a motion to recommend approval with conditions of VA24-07-01, Variance to Section 90-53 *List of lot & structure requirements*, 615 Emerald Crossing, Tax Map 078 Parcel 411, 0.65 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Building Standards:

2018 IRC Chapter 3 Section R302 FIRE-RESISTANT CONSTRUCTION must be followed.

Stormwater:

An Easement Encroachment Agreement will be required.

5. **(H2b5) VA24-07-02**, Variance to Sections 90-98 *List of lot & structure requirements* & 90-147(i)(3) *Use provisions*, 4329 Belair Frontage Road, Tax Map 074 Parcel 094, 1.91 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:25PM.

Applicant, Nate Fuss, 211 Perimeter Center Blvd, Atlanta, GA, stated that this is a new Chick-Fil-A concept and only a few like this within the country. The Tesla charging spaces must remain. They are working with traffic engineering and the fire department to limit the amount of traffic issues and that emergency vehicles have clear access into the parking lot.

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

Chairman Jackson closed the public hearing at 6:27PM.

Vice-Chairman Moody made a motion to recommend approval with condition of VA24-07-02, Variance to Sections 90-98 *List of lot & structure requirements* & 90-147(i)(3) *Use provisions*, 4329 Belair Frontage Road, Tax Map 074 Parcel 094, 1.91 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

Condition:

Planning:

Landscape plan shall be prepared by a licensed landscape architect.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

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

Signature on File

Marty Jackson, Chairman

Signature on File

Scott Sterling, Planning Services Director