



Columbia County Planning Commission
July 18th, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Jackson
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 4 Commissioners present (80% Quorum).
Vice-Chairman Moody was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) July 11th, 2024

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

F. APPROVAL OF THE AGENDA

Commissioner Cato made a motion to approve the July 18th, 2024 Agenda. Commissioner Van Meter seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Preliminary Plat

1. **(H1a1) Tillery Park Section III**, 120 lots, Off Baker Place Road, Tax Map 051 Parcel 049C, 37 acres, and currently zoned PRD (Planned Residential Development).

Staff Member Danielle Montgomery presented the staff recommendation

Commissioner Cato made a motion to approve the preliminary plat for Tillery Park Section III, 120 lots, Off Baker Place Road, Tax Map 051 Parcel 049C, 37 acres, and currently zoned PRD (Planned Residential Development). Commissioner Holloway seconded the motion. The motion carried unanimously.

b. Architectural Review

1. **(H1b1) Westhaven Vet**, Condition of Rezoning - Architectural Review, 435 Westhaven Court, Tax Map 050 Parcel 006L, 1.67 +/- acres, and currently zoned P-1 (Professional).

Staff Member Nayna Mistry presented the staff recommendation.

Commissioner Holloway made a motion to approve the architectural review for Westhaven Vet, Condition of Rezoning - Architectural Review, 435 Westhaven Court, Tax Map 050 Parcel 006L, 1.67 +/- acres, and currently zoned P-1 (Professional). Commissioner Cato seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) RZ24-07-03**, Major PUD (Planned Unit Development) Revision, 4113 Hammonds Ferry, Tax Map 077H Parcel 268, 0.48 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:10PM.

Applicant, Steven Davidson, 4113 Hammonds Ferry, stated that his fence is still under review with the HOA and 6 of his neighbors don't see an issue with the height of his fence.

Sandra & Gerald Jones, 4117 Hammonds Ferry, stated that she is one of Mr. Davidson's neighbors. She thinks the fence looks very nice.

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

Commissioner Van Meter made a motion postpone to August 15th, 2024, RZ24-07-03, Major PUD (Planned Unit Development) Revision, 4113 Hammonds Ferry, Tax Map 077H Parcel 268, 0.48 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

2. **(H1c2) RZ24-07-04**, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for Light Industrial Uses, 3905 Roberts Road, Tax Map 078C Parcel 142, 1.1 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:19PM.

Applicant, William Jackson, Jr., 2823 Dozier Rd, stated one of his tenants has been there for several years doing remodeling and cabinet work. A new tenant that is taking over that space for cabinet work had his business license denied due to the property being zoned C-2 instead of C-3.

Spencer Quick, 1144 Hunters Cove, stated that he is a one man shop that will be doing cabinets and woodwork.

Chairman Jackson closed the public hearing at 6:21PM.

Commissioner Van Meter made a motion to recommend approval of RZ24-07-04, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for Light Industrial Uses, 3905 Roberts Road, Tax Map 078C Parcel 142, 1.1 +/- acres and currently zoned C-2 (General Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

3. **(H1c3) VA24-07-03**, Variance to Sections 90-98 *List of lot & structure requirements*, 90-139 *Buffers & screening*, and 90-147 (i)(11) *Use provisions*, 3905 Roberts Road, Tax Map 078C Parcel 142, 1.1 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:24PM.

Applicant, William Jackson, Jr., 2823 Dozier Rd, stated that he agrees with the screening condition for the outdoor storage.

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

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

Commissioner Van Meter made a motion to recommend approval with condition of VA24-07-03, Variance to Sections 90-98 *List of lot & structure requirements*, 90-139 *Buffers & screening*, and 90-147 (i)(11) *Use provisions*, 3905 Roberts Road, Tax Map 078C Parcel 142, 1.1 +/- acres and currently zoned C-2 (General Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

Condition
Planning:

Prior to issuance of 2025 Occupational Taxes for the subject property, the outdoor storage area shall be screened with slats, fabric, or another approved method of screening.

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 6:25 p.m. Commissioner Holloway seconded the motion. Motion carried unanimously.

-

Signature on File
Marty Jackson, Chairman

Signature on File
Scott Sterling, Planning Services Director