



Columbia County Planning Commission
August 1st, 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 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 4 Commissioners present (80% Quorum). Commissioner Cato was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) July 18th, 2024

Vice-Chairman Moody made a motion to approve the July 18th, 2024 meeting minutes. Commissioner Holloway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Chairman Jackson made a motion to move the concept plan to the end of the agenda and approve the amended August 1st, 2024 Agenda. Commissioner Holloway seconded the motion. The motion carried unanimously

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Conceptual Plan (Moved to H1c5)

b. Final Plat

1. **(H1b1) Southwind Village Phase III-B**, 55 lots, Off Hereford Farm Road, Tax Map 060 Parcel 1769, 17.28 +/- acres, and currently zoned R-2/RCO (Single Family Residential with Residential Cluster Overlay).

Staff Member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Moody made a motion to approve the final plat for Southwind Village Phase III-B, 55 lots, Off Hereford Farm Road, Tax Map 060 Parcel 1769, 17.28 +/- acres, and currently zoned R-2/RCO (Single Family Residential with Residential Cluster Overlay). Commissioner Holloway seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) Treehouse Trinkets**, 5881 Huntington Drive, Tax Map 053 Parcel 103B, 3.22 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Michael Colley, 5881 Huntington Drive, 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 6:05PM.

Commissioner Holloway made a motion to approve the provisional home occupation for Treehouse Trinkets, 5881 Huntington Drive, Tax Map 053 Parcel 103B, 3.22 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

2. **(H1c2) RZ24-08-01**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 5821 Rockford Drive, Tax Map 053 Parcel 116, 20.76 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Will Butler presented the staff recommendation.

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

Representative, Bill Corder, 842 Sparkleberry Rd, stated he is the engineer for this project and here to answer any questions on behalf of the applicant.

The following members of the public spoke:

Frances Delong, 5925 Rockford Dr

Jed Delong, 5931 Rockford Dr

Eric & Judy Horne, 5824 Rockford Dr

Dylan Farmer, 5823 Rockford Dr

The members of the public expressed their concerns about the potential increase in traffic that this church could bring to the area. They aren't against the church, but are worried for the children's safety due to the increase in traffic. They don't believe that this is a good location for the church and are worried about the programs that will be held there. The programs cater to those in need of help pertaining to alcohol and drug abuse and some of the neighbors are worried that it may become a threat to the area due to the unknown of those attending the program taking it seriously.

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

Commissioner Van Meter made a motion to recommend approval with conditions of RZ24-08-01, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 5821 Rockford Drive, Tax Map 053

Parcel 116, 20.76 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

Conditions:

Planning

Parking and drive areas noted on the conceptual plan shall be paved with an asphalt or concrete surface.

Traffic Engineering

Provide a trip generation report per the Project Access Improvement policy. The report must include the Project name, date, and existing traffic on a firm/company letterhead. Please specify which ITE Trip Generation edition and code used.

3. **(H1c3) RZ24-08-02**, Major PUD (Planned Unit Development) Revision, 785 Jones Creek, Tax Map 078 Parcel 057A, 0.81 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Tripp Nanney, Jones Creek HOA President, 4113 Heritage Road, stated that the pool is 32 years old and only revenue producing amenity. They have spent \$30,000 over the past few years on improvements to the pool house. They need an increase in the pool pump capacity and a bigger pump room. The roof needs repairs, there are holes in the siding and the bathrooms aren't ADA accessible. They plan to expand towards the parking lot and move away from the adjacent residence and will put in any height fence in.

Larry Carter, 5164 Tindall Drive, stated his property will be affected the most. He stated that they should have a minimum of a 10 foot setback. He would like there to be an 8-10ft fence between his property and the pool house. With the new pool house having a 2nd floor, that should require a increase in buffers & setbacks. Three years ago, evergreen trees and the fence around the pool house were removed to improve drainage and remove the tree roots. The fence or trees were never replaced and now he has kids climbing his fence and taunting his dogs. He doesn't feel like there was an effort to address the concerns the surrounding neighbors had.

Judy Brown, 4166 Tindall Drive, stated that the HOA did not request input from the residents prior to submitting this application. She stated the commercial buildings require a 20 foot setback, but the current pool house is 7-10ft from the property line. The fence and trees that were a buffer were removed and not replaced. The steps leading up to the pool need to be removed or replaced. If they intend to have a 2nd floor on the new pool, then an elevator should be required for everyone to have full access.

Chairman Jackson closed the public hearing at 6:44PM.

Commissioner Van Meter made a motion to postpone to the August 15th, 2024 Planning Commission Meeting of RZ24-08-02, Major PUD (Planned Unit Development) Revision, 785 Jones Creek, Tax Map 078 Parcel 057A, 0.81 +/- acres, and currently zoned PUD (Planned Unit Development). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

4. **(H1c4) VA24-08-01**, Variance to Section 74-80 (f) *Design of streets*, 0 Abundance Way, Tax Map 001 Parcel 004D, 17.5 +/- acres, and currently zoned R-4 (Recreational Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:46PM.

Applicant, Jeanne Whitaker, 3737 Roscommon North, stated this is a unique property and there is no opportunity for connecting the roads. Also, 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 6:47PM.

Commissioner Holloway made a motion to recommend approval of VA24-08-01, Variance to Section 74-80 (f) *Design of streets*, 0 Abundance Way, Tax Map 001 Parcel 004D, 17.5 +/- acres, and currently zoned R-4 (Recreational Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

5. **(H1c5) Abundance Pointe Concept Plan**, 9 lots, Off Abundance Way, Tax Map 001 Parcels 004, 004A, 004B, & 004D, 23.17 +/- acres, and currently zoned R-4 (Recreational Residential).

Staff Member Daneille Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the concept plan for Abundance Pointe, 9 lots, Off Abundance Way, Tax Map 001 Parcels 004, 004A, 004B, & 004D, 23.17 +/- acres, and currently zoned R-4 (Recreational Residential). Vice-Chairman Moody 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 6:50 p.m. Commissioner Van Meter seconded the motion. Motion carried unanimously.

Signature on File
Marty Jackson, Chairman

Signature on File
Scott Sterling, Planning Services Director