



**Columbia County Planning Commission
August 15th, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Marty Jackson
Commissioner James Van Meter
Commissioner Emory Holloway
Commissioner Ryan Cato

Scott Sterling, Division Director
Will Butler, Planning Manager
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
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).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) August 1st, 2024

Commissioner Holloway made a motion to approve the August 1st, 2024 meeting minutes. Commissioner Van Meter seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Van Meter made a motion to approve the August 15th, 2024 Agenda. Commissioner Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. 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). **Postponed from 7.18.2024**

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicant, Steven Davidson, 4113 Hammonds Ferry, stated that he read the email from the HOA as if they were open for discussion. There are other homes in the neighborhood that have taller fences.

HOA is not looking at it fairly and are too busy and worried about the pool and golf course.

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

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

Commissioner Van Meter made a motion to recommend disapproval of 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 Holloway seconded the motion. The motion carried 3-1. Commissioner Cato opposed.

- b. 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). **Postponed from 08.01.2024**

Staff Member Danielle Montgomery presented the staff recommendation.

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

Representative, Hammad Sheikh, stated that he is here to answer any questions on behalf of the applicant.

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

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

Commissioner Van Meter made a motion to postpone to the September 19th, 2024 Planning Commission Meeting 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). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. New Business

a. Preliminary Plat

1. **Greenpoint Phase III**, 35 lots, Off Appling Harlem Road, Tax Map 030 Parcel 083M, 13.9 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 Greenpoint Phase III, 35 lots, Off Appling Harlem Road, Tax Map 030 Parcel 083M, 13.9 acres and currently zoned PRD (Planned Residential Development). Commissioner Van Meter seconded the motion. The motion carried unanimously.

2. **Marshall Mills**, 11 lots, Off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 acres and currently zoned R-1A (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the preliminary plat for Marshall Mills, 11 lots, Off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 acres and currently zoned R-1A (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

3. **Cedar Vale**, 40 lots, Off William Few Parkway, Tax Map 060 Parcel 1698, 17.8 acres, and currently

zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the preliminary plat for Cedar Vale, 40 lots, Off William Few Parkway, Tax Map 060 Parcel 1698, 17.8 acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H2b1) AP24-08-01**, Appeal to a denial of a business license for CSRA Motor Sports, 3413 Washington Road, Tax Map 082D Parcel 033, 0.67 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Danielle Montgomery presented a summary of the request.

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

Applicant, Emanuel Naber, 196 Cessna Dr, Trenon, SC, stated that it has been a car lot for 60 years. There have been extreme delays on the state's side and the state switched systems in October. He can't change buildings and needs to keep this location in use and it is not feasible for anything but a car lot.

Chairman Jackson closed the public hearing at 6:31PM.

Commissioner Van Mater made a motion to disapprove AP24-08-01, Appeal to a denial of a business license for CSRA Motor Sports, 3413 Washington Road, Tax Map 082D Parcel 033, 0.67 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. **(H2b2) Temporary Use Authorization**, 480 Abundance Way, Tax Map 001 Parcel 004D, 1.75 +/- acres, and currently zoned R-4 (Recreational Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Jeanne Whitaker, 3737 Roscommon North, 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 6:33PM.

Commissioner Holloway made a motion to approve the Temporary Use Authorization, 480 Abundance Way, Tax Map 001 Parcel 004D, 1.75 +/- acres, and currently zoned R-4 (Recreational Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

3. **(H2b3) Temporary Use Authorization**, 1697 Watson Bailey Road, Tax Map 011 Parcel 003D, 10.22 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:35PM.

Applicants, Ryan and Angela Carter, 1697 Watson Bailey Road, stated they were here to answer any questions.

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

Chairman Jackson closed the public hearing at 6:36PM.

Commissioner Cato made a motion to approve the Temporary Use Authorization, 1697 Watson Bailey Road, Tax Map 011 Parcel 003D, 10.22 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Holloway seconded the motion. The motion carried unanimously.

4. **(H2b4) Temporary Use Authorization**, 4688 Silver Lake Drive, Tax Map 071B Parcel 014, 3.23 +/- acres, and currently zoned R-1 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:38PM.

Applicant, Riley Adams, 4688 Silver Lake 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 6:38PM.

Commissioner Van Meter made a motion to approve the Temporary Use Authorization, 4688 Silver Lake Drive, Tax Map 071B Parcel 014, 3.23 +/- acres, and currently zoned R-1 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

5. **(H2b5) RZ24-08-03**, Conditional Use for Photography Studio, 4812 Technology Drive, Tax Map 077C Parcel 058I, 1.03 +/- acres, and currently zoned M-1 (Light Industrial).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:41PM.

Applicant, Adrion Bell, 4812 Technology Drive, stated that she takes commercial photos for Club Car and other industrial companies. She is 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 6:42PM.

Commissioner Van Meter made a motion to recommend approval of RZ24-08-03, Conditional Use for Photography Studio, 4812 Technology Drive, Tax Map 077C Parcel 058I, 1.03 +/- acres, and currently zoned M-1 (Light Industrial). Commissioner Holloway seconded the motion. The motion carried unanimously.

6. **(H12b6) RZ24-08-04**, Rezoning from R-2 (Single Family Residential) to S-1 (Special), Off Meadow Lane, Tax Map 072B Parcel 118A, 0.46 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:45PM.

Applicant, Keven Tucker, 4574 Meadow Lane, stated that he currently owns a landscape business, and he has been there for 17 years. He said that industrial uses are manufacturing, and his business is not.

Jason Stewart, 4560 Meadow Lane, stated that this property has not been in use for 17 years. His family lives in the house next door with the shared driveway access. He is worried that the increase in traffic on the shared driveway access could result in future injuries.

Chairman Jackson closed the public hearing at 6:49PM.

Commissioner Holloway made a motion to recommend disapproval of RZ24-08-04, Rezoning from R-2 (Single Family Residential) to S-1 (Special), Off Meadow Lane, Tax Map 072B Parcel 118A, 0.46 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried 3-1. Commissioner Cato opposed.

7. **(H2b7) RZ24-08-05**, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for Light Industrial Uses, 226 Cooper Court, Tax Map 083 Parcel 171, 0.64 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:52PM.

Applicant, Bo Slaughter, 1206 Interstate Parkway, 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 6:52PM.

Commissioner Van Meter made a motion to recommend approval of RZ24-08-05, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for Light Industrial Uses, 226 Cooper Court, Tax Map 083 Parcel 171, 0.64 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

8. **(H2b8) VA24-08-03**, Variance to Sections 90-98 *List of lot & structure requirements* & 90-19 *Buffers & screening*, 226 Cooper Court, Tax Map 083 Parcel 171, 0.64 +/- acres, and currently zoned C-2. (General Commercial).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:54PM.

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 6:54PM.

Commissioner Van Meter made a motion to recommend approval of VA24-08-03, Variance to Sections 90-98 *List of lot & structure requirements* & 90-19 *Buffers & screening*, 226 Cooper Court, Tax Map 083 Parcel 171, 0.64 +/- acres, and currently zoned C-2. (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

9. **(H2b9) RZ24-08-07**, Major PUD (Planned Unit Development) Revision, 849 Audubon Way, Tax Map 081 Parcel 671, 0.34 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:58PM.

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 6:58PM.

Commissioner Van Meter made a motion to recommend approval with conditions of RZ24-08-07, Major PUD (Planned Unit Development) Revision, 849 Audubon Way, Tax Map 081 Parcel 671, 0.34 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Holloway seconded the motion. The motion carried unanimously.

Conditions:

Stormwater:

An easement encroachment agreement will be required.

Planning:

The major revision shall allow a total height for the retaining wall and fence of sixteen feet.

10. **(H2b10) VA24-08-02**, Variance to Sections 90-98 *List of lot and structure requirements* and 90-139 *Buffers and screening*, 129 Old Evans Road, Tax Map 078C Parcel 211A, 0.44 +/- acres, and currently zoned C-1 (Neighborhood Commercial).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:02PM.

Applicant, Brooke Dueringer, 129 Old Evans Road, 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 7:03PM.

Commissioner Van Meter made a motion to recommend approval with conditions of VA24-08-02, Variance to Sections 90-98 *List of lot and structure requirements* and 90-139 *Buffers and screening*, 129 Old Evans Road, Tax Map 078C Parcel 211A, 0.44 +/- acres, and currently zoned C-1 (Neighborhood Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The building setbacks shall be reduced only for the existing buildings (excluding the block building). Any new structures on the site must meet the required setbacks.
2. A landscape plan showing the proposed buffer and landscape strip plantings shall be submitted to and approved by the Planning Department prior to any work being done on the site. The approved landscaping must be installed prior to the issuance of a business license on this site.

11. **(H2b11) RZ24-08-08**, Major PUD (Planned Unit Development) Revision, 5107 Grande Park, Tax Map 081 Parcel 487, 0.28 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:08PM.

Applicant, Aaron Beasley, 5107 Grande Park, stated he has received HOA approval and is 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 7:09PM.

Commissioner Van Meter made a motion to recommend approval with condition of RZ24-08-08, Major PUD (Planned Unit Development) Revision, 5107 Grande Park, Tax Map 081 Parcel 487, 0.28 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

Condition:

Water & Sewer:

An Easement Encroachment Agreement is required for the driveway.

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 7:10 p.m. Commissioner Holloway seconded the motion. Motion carried unanimously.

Signature on File

Marty Jackson, Chairman

Signature on File

Scott Sterling, Planning Services Director