



**Columbia County Planning Commission
September 5, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Jackson
Vice-Chairman 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) August 15th, 2024

Commissioner Van Meter made a motion to approve the August 15th, 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 September 5th, 2024 Agenda. Vice-Chairman Moody seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. **RZ24-06-02**, Major S-1 (Special) Revision, 3592 Evans to Locks Road, Tax Map 082 Parcel 056, 1.09 +/- 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 6:07PM.

Applicant, Pastor Glover, 3592 Evans to Locks Road, stated that they have been working on things requested to move forward with this revision. She believes that everyone is working together and will be able to come to a solution for everything to work out.

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

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

Commissioner Van Meter made a motion to postpone to the November 7th, 2024 Planning Commission Meeting RZ24-06-02, Major S-1 (Special) Revision, 3592 Evans to Locks Road, Tax Map 082 Parcel 056, 1.09 +/- acres and currently zoned S-1 (Special). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

2. New Business

a. Public Hearing

1. **(H2a1) Provisional Home Occupation - Dig South**, 2304 William Few Parkway, Tax Map 060 Parcel 001D, 3.14 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:15PM.

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 6:15PM.

Commissioner Holloway made a motion to approve the provisional home occupation for Dig South, 2304 William Few Parkway, Tax Map 060 Parcel 001D, 3.14 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

2. **(H2a2) Provisional Home Occupation - Hanna's Closet**, 3306 Tom Bartles Road, Tax Map 015 Parcel 005C, 5.85 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Renee Gunter, 3306 Tom Bartles Road, stated that the items she makes focus on those with special needs. She does this part time in addition to her full time job.

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 approve the provisional home occupation for Hanna's Closet, 3306 Tom Bartles Road, Tax Map 015 Parcel 005C, 5.85 +/- acres and currently zoned R-A (Residential Agricultural). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

3. **(H2a3) RZ24-09-01**, Major PUD (Planned Unit Development) Revision, 5095 Washington Road, Tax Map 065 Parcel 934A, 2.09 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Collins Corbett with Anchor Sign, 2200 Discher Street Charleston, SC, stated that the front building sign is 200 feet from the road edge and blocked by the canopy. There is 12 sq ft of dead signage space and the sign itself is only 23 sq ft. Asking for ends only where it is most visible to traffic.

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

Chairman Jackson closed the public hearing at 6:23PM.

Commissioner Holloway made a motion to recommend disapproval of RZ24-09-01, Major PUD (Planned Unit Development) Revision, 5095 Washington Road, Tax Map 065 Parcel 934A, 2.09 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Van Meter seconded the motion. The motion carried unanimously.

4. **(H2a4) RZ24-09-02**, Rezoning from R-2 (Single Family Residential) & P-1 (Professional) to C-C (Community Commercial) with a Conditional Use for Single Family Residential, 102 Colonial Road, 303-311 South Belair Road, Tax Map 073A Parcels 154-159, 2.86 +/- combined acres and currently zoned R-2 (Single Family Residential) & P-1 (Professional).

Staff Member Will Butler presented the staff recommendation.

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

Applicant, Saj Lakhany, 7303 Malton Court, stated that he doesn't have any committed tenants yet. He mentioned that he has lived in Columbia County most of his life but hasn't developed here before. He isn't going to allow any tobacco shops, vape shops, massage parlors, liquor stores, etc. The building will have a larger separation area around 185 feet from the houses behind it. They intend on adding a taller fence and denser landscaping to the property. Some future tenants may want extended hours, especially for the drive thru.

Charles Petrie, 414 Parkway View Drive, stated that he grew up at 311 S Belair Rd. The development of these properties is inevitable. The traffic is bad in the area and can't imagine someone wanting to raise a family here.

Bob Willis, 731 Royal Springs Lane, stated that he is the real estate agent that has been working to sell these properties since 2019. He agrees that the development in this area is inevitable. He believes that the commercial business at this location would be beneficial for those who live close by.

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

Vice-Chairman Moody made a motion to recommend approval with conditions of RZ24-09-02, Rezoning from R-2 (Single Family Residential) & P-1 (Professional) to C-C (Community Commercial) with a Conditional Use for Single Family Residential, 102 Colonial Road, 303-311 South Belair Road, Tax Map 073A Parcels 154-159, 2.86 +/- combined acres and currently zoned R-2 (Single Family Residential) & P-1 (Professional). Commissioner Holloway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Conditional use shall only be for 5 years from the date of approval by the Board of Commissioners. Applicant or subsequent owner shall assess the conditional use at 4 years, 6 months and contact Columbia County if the property is still in single family residential use to address conditional use and condition.
 2. A lighting plan, showing readings of 0 footcandles at the western property lines, shall be provided for review and approval prior to approval of the site plan by Columbia County Plan Review.
 3. Hours of operation, including pickup of any dumpsters on the site or any deliveries to the property, are limited to the hours between 6AM and 10PM.
5. **(H2a5) VA24-09-04**, Variance to Sections 90-139 *Buffers & Screening* & 90-147(i)(3) *Use Provisions*, 102 Colonial Road, 303-311 South Belair Road, Tax Map 073A Parcels 154-159, 2.86 +/- combined acres and currently zoned R-2 (Single Family Residential) & P-1 (Professional).

Staff Member Will Butler presented the staff recommendation.

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

Applicant, Saj Lakhany, 7303 Malton Court, stated that he is good with staff's recommendation and 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.

Vice-Chairman Moody made a motion to recommend approval with conditions of VA24-09-04, Variance to Sections 90-139 *Buffers & Screening* & 90-147(i)(3) *Use Provisions*, 102 Colonial Road, 303-311 South Belair Road, Tax Map 073A Parcels 154-159, 2.86 +/- combined acres and currently zoned R-2 (Single Family Residential) & P-1 (Professional). Commissioner Holloway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. A licensed landscape architect shall prepare the landscape plan for the development. The landscape plan shall clearly show how the proposed bioretention facility shall meet the screening requirements of Section 90-139. No reduction in the buffer is permitted.
 2. Where adjacent to property zoned C-C with a conditional use for single family residential, a 20 foot structural buffer shall be constructed if a drive thru is constructed on that lot adjacent to the residential use. Access drives may be permitted to go through this buffer to allow access between the two properties.
 3. Along the western property line, no reduction in the 50 foot separation requirement for the drive thru is permitted.
6. **(H2a6) RZ24-09-03**, Change of Conditions, 601 Ponder Place Drive, Tax Map 073 Parcel 366A, 3.82 +/- acres and currently zoned P-1 (Professional).

Staff Member Danielle Montgomery presented the staff recommendation.

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

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 6:45PM.

Commissioner Holloway made a motion to recommend approval with condition of RZ24-09-03, Change of Conditions, 601 Ponder Place Drive, Tax Map 073 Parcel 366A, 3.82 +/- acres and currently zoned P-1 (Professional). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Condition:

Planning:

1. All ground mounted signs shall be monument based. The monument base should be constructed of brick, stacked stone, or similar masonry type material as compatible with the building.

7. **(H2a7) VA24-09-03**, Variance to Section 90-98 *List of lot & Structure requirements*, 601 Ponder Place Drive, Tax Map 073 Parcel 366A, 3.82 +/- acres and currently zoned P-1 (Professional).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:48PM.

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 6:49PM.

Commissioner Holloway made a motion to recommend approval with condition of VA24-09-03, Variance to Section 90-98 *List of lot & Structure requirements*, 601 Ponder Place Drive, Tax Map 073 Parcel 366A, 3.82 +/- acres and currently zoned P-1 (Professional). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

Condition:

Planning:

1. The maximum front setback is removed from Ponder Place Court and the shared service drive only.

8. **(H2a8) RZ24-09-05**, Major PRD (Planned Residential Development) Revision, 2226 Southland Drive, Tax Map 030 Parcel 399, 0.25 +/- acres and currently zoned PRD (Planned Residential Development).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:51PM.

Applicant, Dennis Underwood, Vice President for Stanley Martin, 3740 Walton Way Ext, he apologized for the mistake on the plot plan. Moving forward they will do a foundation check prior to concrete pour.

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 RZ24-09-05, Major PRD (Planned Residential Development) Revision, 2226 Southland Drive, Tax Map 030 Parcel 399, 0.25 +/- acres and currently zoned PRD (Planned Residential Development). Vice-Chairman Moody

seconded the motion. The motion carried unanimously.

9. **(H2a9) VA24-09-01**, Variance to Section 90-139 *Buffers & Screening*, 4400 River Watch Parkway, Tax Map 078 Parcel 125, 1.9 +/- acres and currently zoned C-3 (Heavy Commercial).

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicant, Doug Edmondson, 674 Glen Abbey Dr, stated that he will fence in between his property and the adjacent property with a black aluminum fence.

Billy Franke, 165 Macklin Lane, stated he is property manager and the tenants they have lined up are a dance studio and hair salon.

Sally Kolar, 4384 River Watch Parkway, owns the adjacent property. She is in favor with the nice fence in between the two properties.

Chairman Jackson closed the public hearing at 7:01PM.

Commissioner Van Meter made a motion to recommend approval with condition of VA24-09-01, Variance to Section 90-139 *Buffers & Screening*, 4400 River Watch Parkway, Tax Map 078 Parcel 125, 1.9 +/- acres and currently zoned C-3 (Heavy Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

Condition:

Planning:

Limited and General Outdoor Storage, as defined in Section 90-147 (i)(10) & 90-147 (i)(11) of Columbia County Code, is not permitted.

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 7:02 p.m. Commissioner Holloway seconded the motion. Motion carried unanimously.

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Signature on File

Marty Jackson, Chairman

Signature on File

Scott Sterling, Planning Services Director