



**Columbia County Planning Commission
September 19, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Marty Jackson
Vice-Chairman Mark Moody
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 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) September 5th, 2024

Vice-Chairman Moody made a motion to approve the September 5th, 2024 meeting minutes. Commissioner Cato seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Van Meter made a motion to approve the September 19th, 2024 Agenda. Chairman Jackson seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. **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 8.15.2024.**

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:07PM.

Applicant, Tripp Nanney, Jones Creek HOA President, 4113 Heritage Road, stated that the pool is 35 years old and only revenue producing amenity. 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. Currently the building is 7-10ft off the property line and he is proposing a 10ft setback. He would prefer a 6 foot fence and will plant buffer, but the trees that were removed were due to root intrusion. They no longer have a meeting space, and the new pool house will allow them to do so.

Larry Carter, 5164 Tindall Drive, stated that he agrees with staff's recommendation. He was unaware of the proposed revisions to the conditions from Mr. Nanney until now. The second story of the pool house would encroach on his privacy. He would also like input on the fence and landscaping plan.

Judy Brown, 4166 Tindall Drive, stated that the second story of the pool house would not be ADA compliant and believes that it is not necessary for them to have.

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

Commissioner Van Meter made a motion to recommend approval with conditions 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 seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The minimum building setback shall be 12 feet from the northwest and northeast property lines, and 25 feet from the other property lines.
2. The minimum setback for the pool shall be 35 feet from all property lines.
3. The structural buffer shall be reduced to a 10-foot structural buffer adjacent to the residential lot at 4165 Tindall Drive only. Said buffer shall include an 8-foot tall privacy fence and landscaping throughout the buffer width. The landscaping plan must be included with the site plan submittal and the fence and landscaping must be installed prior to issuance of a certificate of occupancy for the new pool house structure.
4. Existing vegetation within the 20-foot structural buffer adjacent to 4160 Tindall Drive shall remain in place. The structural buffer is not required to be installed until a house is constructed on parcel 077H427. Said structural buffer must be installed prior to final inspection of the proposed house and shall include an 8-foot privacy fence similar to that installed adjacent to 4165 Tindall Drive.

2. New Business

a. Preliminary Plat

Staff Member Danielle Montgomery presented the staff recommendation.

(H2a1) Amanah Village, 60 lots, 435 Old Evans Road, Tax Map 079 Parcels 232 & 232B, 8.26 acres, and currently zoned T-R (Townhouse Residential).

Commissioner Van Meter made a motion to approve the preliminary plat Amanah Village, 60 lots, 435 Old Evans Road, Tax Map 079 Parcels 232 & 232B, 8.26 acres, and currently zoned T-R (Townhouse Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H2b1) RZ24-09-06**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 1238 Furys Ferry Road, Tax Map 077 Parcel 024, 0.23 +/- acres and currently zoned R-1 (Single Family

Residential).

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicant, Joshua Godwin, 1355 Windward Concourse, stated that more coverage is needed for the area and that the tower would be built to suit T-Mobile, but other companies could also lease it.

Commissioner Van Meter asked if there is a certain dead zone distance under the antenna.

Joshua Godwin stated that yes there is, but he is unsure of the exact distance.

Barry Paschal, 828 Jasmine Trail, stated that the cell service is bad in the area and right now can only get service with AT&T. All residents in the area must use a booster with Wi-Fi to get better cell service. He is excited to have better service with this tower.

Mark Herbert, 1060 Herbert Lane, stated that he thinks this location is perfect for a cell tower and will be good for the community.

Corbin West, 1236 Furys Ferry Rd, stated that he had a few concerns regarding the setbacks and safety measures.

Chairman Jackson & Staff member Dylan Douglas noted that these concerns would be addressed in the variance application to be heard next.

Chairman Jackson closed the public hearing at 6:33PM.

Commissioner Van Meter made a motion to recommend approval of RZ24-09-06, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 1238 Furys Ferry Road, Tax Map 077 Parcel 024, 0.23 +/- acres and currently zoned R-1 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

2. **(H2b2) VA24-09-08**, Variance to Section 18-312 *Lot Size and Setbacks*, 1238 Furys Ferry Road, Tax Map 077 Parcel 024, 0.23 +/- acres and currently zoned R-1 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicant, Joshua Godwin, 1355 Windward Concourse, stated that if there are high force winds in the area, the top section of the tower would fold over and fall into the fenced in area.

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

Chairman Jackson closed the public hearing at 6:37PM.

Commissioner Van Meter made a motion to recommend approval of VA24-09-08, Variance to Section 18-312 *Lot Size and Setbacks*, 1238 Furys Ferry Road, Tax Map 077 Parcel 024, 0.23 +/- acres and currently zoned R-1 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

3. **(H2b3) VA24-09-02**, Variance to Section 90-135 *Signs*, 5170 Columbia Road, Tax Map 061 Parcels 022, 022A, and 020M, 8.48 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Danielle Montgomery presented the staff recommendation.

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

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 6:38PM.

Vice-Chairman Moody made a motion to approve the request to withdraw without prejudice VA24-09-02, Variance to Section 90-135 *Signs*, 5170 Columbia Road, Tax Map 061 Parcels 022, 022A, and 020M, 8.48 +/- acres and currently zoned C-2 (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

4. **(H2b4) VA24-09-05**, Variance to Section 90-98 *List of lot & structure requirements*, 464 North Belair Road, 470 North Belair Road, & 4390 Hereford Farm Road, Tax Map 072A Parcels 026A, 061, & 062, 2.68 +/- acres, and currently zoned C-1 (Neighborhood Commercial).

Staff Member Will Butler presented the staff recommendation.

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

Representative, Jay Koester, 7112 Crossroads Blvd, Brentwood, TN, stated that he is the designer for this project. It would be very difficult to meet all max setbacks with an ambulance entrance, stormwater requirements, etc.

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

Chairman Jackson closed the public hearing at 6:42PM.

Commissioner Holloway made a motion to recommend approval with condition of VA24-09-05, Variance to Section 90-98 *List of lot & structure requirements*, 464 North Belair Road, 470 North Belair Road, & 4390 Hereford Farm Road, Tax Map 072A Parcels 026A, 061, & 062, 2.68 +/- acres, and currently zoned C-1 (Neighborhood Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

Condition:

Planning:

The subject parcels shall be combined and a copy of the combination plat provided to the Planning Department prior to approval of a site plan for any of the subject properties.

5. **(H2b5) VA24-09-06**, Variance to Sections 90-144 *Placement of buildings and structures* & 90-135 *Signs*, 3530 Evans to Locks Road, Tax Map 081B Parcel 370, 1.14 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:47PM.

Applicant or their representative were not present.

Melissa Wilkes, Attorney for West Lake's HOA, 6004 Evans Town Center Blvd, stated that she understood 30-day timeframe and is in favor of postponing.

AJ Causey, 3534 Evans to Locks Road, stated that he lives on the west side of this property and that the owner has no intention of finishing the wall. They have left an open ditch and there is water drainage onto his property.

Bob Norland, 3526 Evans to Locks Road, stated he lives on the east side and that the wall is not finished, it was just painted over and not up to HOA requirements. This has been going on for 5 years and nothing has been done to fix the issue until now. The backlit sign is on 24 hours and he said it is rough living next door with that.

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

Commissioner Van Meter made a motion to postpone to the October 17th, 2024 Planning Commission Meeting VA24-09-06, Variance to Sections 90-144 *Placement of buildings and structures* & 90-135 *Signs*, 3530 Evans to Locks Road, Tax Map 081B Parcel 370, 1.14 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

6. **(H2b6) VA24-09-07**, Variance to Sections 74-79 *Relation to present, proposed, and future street system*, 74-82 *Lots*, & 90-53 *List of lot & structure requirements*, 4586 Coldwater Street, Tax Map 051 Parcel 1534, 0.51 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:56PM.

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 6:56PM.

Commissioner Cato made a motion to recommend approval of VA24-09-07, Variance to Sections 74-79 *Relation to present, proposed, and future street system*, 74-82 *Lots*, & 90-53 *List of lot & structure requirements*, 4586 Coldwater Street, Tax Map 051 Parcel 1534, 0.51 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Holloway 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 Commissioner Van Meter made the motion to adjourn the meeting at 6:56 p.m. Vice-Chairman Moody seconded the motion. Motion carried unanimously.

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Signature on File
Marty Jackson, Chairman

Signature on File
Scott Sterling, Planning Services Director