



Columbia County Planning Commission
October 17th, 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 19th, 2024

Commissioner Cato made a motion to approve the September 19th, 2024 meeting minutes. Commissioner Van Meter seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Vice-Chairman Moody made a motion to approve the October 17th, 2024 Agenda. Commissioner Cato seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. **(H1a1) 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). **Postponed from 09.19.2024.**

Staff Member Will Butler presented the staff recommendation.
Chairman Jackson opened the public hearing at 6:04PM.

Representative, August Murdock, Law Offices of David L. Huguenin, P.C., 4070 Columbia Road,

stated that the sign Mr. Patel has is not just a sign. It refers to a religious leader and is an expression of his religious belief. It is protected by the 1st amendment and Religious Freedom Act. The removal of the sign would be disrespectful since it has been blessed by a priest. He stated that Mr. Patel is sorry for putting the sign up without asking for approval first. He is willing to remove the back lighting on the sign. The wall/gate is up to 9ft due to the slope of the land. Mr. Patel is willing to adjust the grading on the property to fix the fence height. It is not uncommon to have walls/gates in this area. Mr. Patel installed the wall to protect his family. The rest of West Lake is gated for security.

AJ Causey, 3534 Evans to Lock Road, stated he lives on the west side of this property. He said if his neighbor can have a religious sign then he should be able to as well.

Wright McLeod, Attorney for West Lake POA, 6004 Evans Town Center Blvd, stated that Mr. Patel is in violation of the covenants and that the POA requests the variance to be disapproved.

Bob Norland, 3526 Evans to Locks Rd, stated that he lives on the east side of this property. He respects Mr. Patel's religion but stated that he knew the rules that West Lake has prior to building the wall and installing the sign. He also stated that the neighborhood is very safe with no crime. He does not support the wall or gate that Mr. Patel has. Mr. Norland has a gate and fence for his dogs that he had, but his gate hasn't been closed in 10 years.

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

Commissioner Van Meter made a motion to recommend disapproval of 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 Holloway seconded the motion. The motion carried unanimously.

2. New Business

a. Architectural Review

1. **(H2a1) Condition of Rezoning - Architectural Review**, 91 Brittany Way, Tax Map 077C Parcel 065, 2.2 +/- acres and currently zoned S-1 (Special).

Staff Member Nayna Mistry presented the staff recommendation.

Commissioner Cato made a motion to approve the Architectural Review for 91 Brittany Way, Tax Map 077C Parcel 065, 2.2 +/- acres and currently zoned S-1 (Special). Commissioner Van Meter seconded the motion. The motion carried unanimously.

b. Massage Operator's License

1. **(H2b1) Massage Operator's License for Rosewater Spa & Wellness, LLC**, 620 Ponder Place Dr, Tax Map 073 Parcel 375, Massage at premise address only.

Staff Member Will Butler presented the staff recommendation.

Commissioner Holloway made a motion to approve the Massage Operator's License for Rosewater Spa & Wellness, LLC, 620 Ponder Place Dr, Tax Map 073 Parcel 375, Massage at premise address only. Vice-Chairman Moody seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H2c1) Temporary Use Authorization**, 6956 Moontown Drive E, Tax Map 015A Parcel 045A, 9.40

+/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Dylan Douglas presented the staff recommendation.

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

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 6:23PM.

Commissioner Holloway made a motion to approve the Temporary Use Authorization, 6956 Moontown Drive E, Tax Map 015A Parcel 045A, 9.40 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

2. **(H2c2) Temporary Use Authorization**, 1003 Robert Moore Road, Tax Map 031A Parcel 019, 1.13 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Dylan Douglas presented the staff recommendation.

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

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 6:24PM.

Commissioner Cato made a motion to approve the Temporary Use Authorization, 1003 Robert Moore Road, Tax Map 031A Parcel 019, 1.13 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Holloway seconded the motion. The motion carried unanimously.

3. **(H2c3) Temporary Use Authorization**, 7101 Moontown Road, Tax Map 006 Parcel 073B, 7.93 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Will Butler presented the staff recommendation.

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

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 6:25PM.

Commissioner Holloway made a motion to approve the Temporary Use Authorization, 7101 Moontown Road, Tax Map 006 Parcel 073B, 7.93 +/- acres and currently zoned R-A (Residential Agricultural). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

4. **(H2c4) MW24-10-01**, Minor Waivers to Section 90-53 List of lot and structure requirements, 2140, 2142, 2144, 2148, 2152, 2156, 2157, and 2161 Sinclair Drive and 318, 320, 323, and 327 Holly Oak Way, Tax Map 067 Parcels 2503, 2504, 2513, 2514, 2526, 2527, 2532, 2533, 2534, 2535, 2537, and 2538, 0.17 – 0.24 +/- acres each, and currently zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:26PM.

Applicant, Jason Whinghter, 672 Industrial Park Dr, stated that the Sinclair section of Crawford Creek has specific 40 or 48 foot wide house plans. This issue has just been brought up; they have already built many homes in this section. They will now measure to the exterior siding.

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

Chairman Jackson closed the public hearing at 6:28PM.

Vice-Chairman Moody made a motion to approve MW24-10-01, Minor Waivers to Section 90-53 List of lot and structure requirements, 2140, 2142, 2144, 2148, 2152, 2156, 2157, and 2161 Sinclair Drive and 318, 320, 323, and 327 Holly Oak Way, Tax Map 067 Parcels 2503, 2504, 2513, 2514, 2526, 2527, 2532, 2533, 2534, 2535, 2537, and 2538, 0.17 – 0.24 +/- acres each, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

5. **(H2c5) RZ24-10-01**, Conditional Use for a Place of Worship, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres, and currently zoned P-1 (Professional).

Staff Member Dylan Douglas presented the staff recommendation.

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

Representative, Andy Tisdale, 5452 Clanton Woods Dr, stated that they have a shared parking agreement with the church that will allow them to park on their property on Sundays.

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

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

Vice-Chairman Moody made a motion to recommend approval of RZ24-10-01, Conditional Use for a Place of Worship, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres, and currently zoned P-1 (Professional). Commissioner Van Meter seconded the motion. The motion carried unanimously.

6. **(H2c6) VA24-10-02**, Variance to Section 90-139 *Buffers & screening*, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres, and currently zoned P-1 (Professional).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:34PM.

Applicant's representative 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 6:35PM.

Vice-Chairman Moody made a motion to recommend approval with conditions of VA24-10-02, Variance to Section 90-139 *Buffers & screening*, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres, and currently zoned P-1 (Professional). Commissioner Holloway seconded the

motion. The motion carried unanimously.

Conditions:

Planning:

1. The reduced buffer will maintain all required structural elements, including opaque fencing and planted landscaping, per Code Section 90-139 Buffers and Screening.
 2. An 8' opaque fence shall be installed as a part of the reduced 10' buffer along the eastern lot line abutting 4443 Roxbury Drive.
 3. All lighting on the site shall be shielded and directed away from nearby residential property. A photometric plan shall be provided during site plan review showing the types and heights of exterior light fixtures proposed and the calculations for the foot candles originating from the property, at the property lines, and beyond as well as any proposed shielding.
7. **(H2c7) RZ24-10-02**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 231 N Old Belair Road, Tax Map 067 Parcel 121, 4.27 +/- acres, and currently zoned R-1 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

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

Representative, Alex Merrill, Fulcher Hagler LLP, 1 10th St, stated that the applicant's goal is to operate in harmony with the surrounding area. He was able to obtain the business licenses from 2014-2024 except for the years 2015 and 2020. However, the address on the business licenses was for 5585 White Oak Road. The applicant was still using the White Oak Road location for storage until 2022. He agrees that this business is a light industrial use, but there is limited intensity due to the proximity to residential uses as anticipated by the code. Mr. Turner has been in operation here for 8 years with hardly any issues from the neighbors and has letters of support from adjacent neighbors. He has been very successful with his business as it continues to grow. He also has a contract with the Crawford Creek Development and HOA to maintain the landscaping for the neighborhood.

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

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

Vice-Chairman Moody made a motion to recommend disapproval with condition of RZ24-10-02, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 231 N Old Belair Road, Tax Map 067 Parcel 121, 4.27 +/- acres, and currently zoned R-1 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried 4-1. Commissioner Cato opposed.

Condition:

Code Enforcement:

All operation of the business shall cease within 90 days.

8. **(H2c8) RZ24-10-03**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), Off Columbia Road, Tax Map 050 Parcels 003C & 003B, 2 parcels totaling 21.69 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:00PM.

Representative, Bill Corder, 4210 Columbia Rd, stated that he confidently can address Fire Marshal concerns. There will be a traffic study done due to the size of this project. The proposed entrance is

based on GDOT spacing but will require GDOT approval. They will have a photometric plan done and are moving the football field interior to the site with building behind to shield lighting and sound. The only lighting that will be installed should be for the parking lot and the applicant is willing to turn them off after hours.

The Planning Commissioners asked if they planned on working with the school system.

Applicant, Samuel Lilly, 2242 Belair Springs Rd, the name of this company is called EACH which stands for Excelerated Athletic Community Hub. They will have sports training, rec leagues and a community fitness area. They will work with the school system, especially for the pool, to help with swimming meets, training, rehab, etc.

Applicant, Dr. Johnn Bojescul, 32108 Wythe Drive, stated that he is an orthopedic sports medicine surgeon. The goal of this project is to help the community. He has spoken with the school's athletic directors as well. He believes they can mitigate neighbors' concerns with a 30ft buffer, and the closest building will be a 100ft from the property line. USA Swimming is helping design the building and business for the pool.

Micheal Groves, 2623 Henry St, Augusta, GA, stated that he is the representative for the Aiken-Augusta Swim League. He believes this will have a positive economic impact on the community.

Barbara Lacombe, 992 Conn Dr, stated that she is the president of CSRA swim league and is very much in support of this project. They have over 2,000 children in their swim league and all fight for space in Augusta.

The following member of the public spoke in opposition:

Jacob Ellis, 2304 Kilknockie Dr

Beth Connell, 2538 Falling Branch Lane

Joy Ahlman, 20 Stone Creek

The members of the public expressed their concerns about this application. They are concerned about the noise pollution, especially for those who work from home. The events that will be held here could increase the crime in the area and believe it will have a negative impact on the properties that are immediately adjacent to it. They agree that the pool will be a plus to the community but don't find the other facilities necessary with Patriot's Park across the street. They also have some concerns about the potential commercial development and hotel that could be on this property.

Chairman Jackson closed the public hearing at 7:21PM.

Commissioner Holloway made a motion to recommend approval with conditions of RZ24-10-03, Rezoning from R-A (Residential Agricultural) to S-1 (Special), Off Columbia Road, Tax Map 050 Parcels 003C & 003B, 2 parcels totaling 21.69 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Health Department:

Project must be connected to County sewer.

Planning:

1. Modifications to the site entrance and layout may be made to address design concerns from the Fire Marshal, Fire Department, and Traffic Engineering.
2. Prior to approval of a site plan for the proposed natatorium, agreements for offsite parking during events or tournaments shall be provided to Columbia County Planning.

9. **(H2c9) VA24-10-01**, Variance to Section 90-53 *List of lot and structure requirements*, 127 Old Evans Road, Tax Map 078C Parcel 210, 0.35 +/- acres and currently zoned R-3 (Single Family

Residential).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:24PM.

Applicant, Michael Goodis, 127 Old Evans Road, stated that he has wanted to build since 2009. The building suffered damage in the hurricane and now needs to be replaced even more. The use of the building is for additional storage space for his family.

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

Chairman Jackson closed the public hearing at 7:26PM.

Commissioner Van Meter made a motion to recommend approval with conditions of VA24-10-01, Variance to Section 90-53 *List of lot and structure requirements*, 127 Old Evans Road, Tax Map 078C Parcel 210, 0.35 +/- acres and currently zoned R-3 (Single Family Residential). Vice-Chairman Moody the motion. The motion carried unanimously.

Conditions:

Building Standards:

1. Chapter 7 of the 2018 IBC Fire and Smoke Protection Features must be met without exception.
2. Due to the close proximity to the property line, an as-built survey must be submitted and approved by the county prior to passing the footing/foundation inspection.

Planning:

1. The building setbacks shall be reduced only for the proposed metal accessory structure and associated metal lean-to structure. Any future expansion of the residence or any additional structures on the site must meet the required setbacks per code.

10. **(H2c10) VA24-10-03**, Variance to Section 90-53 *List of lot and Structure Requirements*, 7339 Lakeside Drive, Tax Map 001A, Parcel 217, 0.56 +/- acres, and currently zoned R-4 (Recreational Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:30PM.

Applicant was presented 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 7:30PM.

Commissioner Holloway made a motion to recommend approval with conditions of VA24-10-03, Variance to Section 90-53 *List of lot and Structure Requirements*, 7339 Lakeside Drive, Tax Map 001A, Parcel 217, 0.56 +/- acres, and currently zoned R-4 (Recreational Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Building Standards:

1. Section R302 Fire-Resistance Construction of the 2018 IRC will need to be followed to the letter.
2. An approved foundation as-built must be provided and approved prior to the foundation inspection being passed.

Planning:

Gutters and downspouts will be installed on the proposed garage structure along the roofline

nearest to the southern lot line to direct stormwater run-off away from the adjacent parcel.

11. **(H2c11) VA24-10-04**, Variance to Section 90-139 *Buffers and screening*, 1.369 +/- acre portion of 2207 William Few Parkway, Tax Map 050 portion of Parcel 002E, 20.51 +/- acres overall and currently zoned C-C (Community Commercial).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:33PM.

Applicant, Samantha Kozlowski, 1695 12 Mile Rd, Berkley, MI 48072, stated that she has been working with the master developer for this project. She understands that the parcel is not currently created. They are working on the submittal for a landscape buffer variance for the entire site. The owners of the daycare have agreed to reduce the size of the playground area 5-6ft which would reduce the variance request and are willing to install fence to 8ft.

Commissioner Holloway asked why this property hasn't been platted.

Samantha Kozlowski stated that she does not have the answer to why this property has not been platted yet.

Beth Connell, 2538 Falling Branch Lane, stated that she supports staff recommendation.

Chairman Jackson closed the public hearing at 7:38PM.

Commissioner Holloway made a motion to recommend disapproval of VA24-10-04, Variance to Section 90-139 *Buffers and screening*, 1.369 +/- acre portion of 2207 William Few Parkway, Tax Map 050 portion of Parcel 002E, 20.51 +/- acres overall and currently zoned C-C (Community Commercial). Commissioner Van Meter 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 7:38 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