



**Columbia County Planning Commission
November 7th, 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
Commissioner Ryan Cato

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 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) October 17th, 2024

Commissioner Van Meter made a motion to approve the October 17th, 2024 meeting minutes. Commissioner Cato seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Vice-Chairman Moody made a motion to approve the November 7th, 2024 Agenda. Commissioner Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. (H1a1) 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).

Staff Member Nayna Mistry presented the staff recommendation.

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

Representative, Glenda Gunn, 3592 Evans to Locks Rd, stated that they have tried to comply with

the recommendations and now have an engineer on board. She agrees that by postponing it will give them enough time to have everything submitted.

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

Chairman Jackson closed the public hearing at 6:08PM.

Commissioner Van Meter made a motion to postpone to the December 19th, 2024 Planning Commission Major S-1 (Special) Revision, 3592 Evans to Locks Road, Tax Map 082 Parcel 056, 1.09 +/- acres and currently zoned S-1 (Special). Commissioner Cato seconded the motion. The motion carried unanimously.

2. New Business

a. Preliminary Plat

1. **(H2b2) Rabbit Run**, 22 lots, Off Cobbham Road, Tax Map 006 Parcel 052, 125.03 acres and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the preliminary plat for Rabbit Run, 22 lots, Off Cobbham Road, Tax Map 006 Parcel 052, 125.03 acres and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H2b1) RZ24-10-04**, Change of Conditions, 7013 Evans Town Center Boulevard, Tax Map 072 Parcel 047, 2.06 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:11PM.

Applicant, Lauren Bursey, 466 Timberwolf Trail, 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 6:12PM.

Commissioner Van Meter made a motion to recommend approval of RZ24-10-04, Change of Conditions, 7013 Evans Town Center Boulevard, Tax Map 072 Parcel 047, 2.06 +/- acres and currently zoned C-2 (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

2. **(H2b2) RZ24-10-05**, Major S-1 (Special) Revision, 4517 Columbia Road, Tax Map 073C Parcel 038D, 5.90 +/- acres and currently zoned S-1 (Special).

Staff Member Will Butler presented the staff recommendation.

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

Applicant, Alexandra Reynolds, 1296 Broad Street, stated that the owner requests the paving of the parking to be in phase II instead of in phase I as proposed in the staff recommendation. The damage from hurricane Helene off Laura Lane has already been fixed. They will shuttle across the

street for game days as well.

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

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

Vice-Chairman Moody made a motion to recommend approval with conditions of RZ24-10-05, Major S-1 (Special) Revision, 4517 Columbia Road, Tax Map 073C Parcel 038D, 5.90 +/- acres and currently zoned S-1 (Special). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Health Department:

Project must be connected to County sewer.

Building Standards:

All new construction and/or renovation work must meet all applicable codes, including amendments and appendix adopted by Columbia County, GA. These include but not limited to the International Building Code, International Fire Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, Life Safety Code, Existing Building Code, Swimming Pool and Spa Code and Columbia County ordinances. Permits must be pulled for all work including the bleachers for the fields.

Planning Commission:

Allow all parking, including bus parking, and access drives shall be paved in phase 2 of the project.

Planning:

1. No access to Laura Lane Extension is permitted upon removal of the existing residence. Current access to Laura Lane Extension shall be for the occupant of the existing residence only and shall be repaired to allow for emergency vehicle access.
 2. If the existing buffer fence is damaged or has been damaged by construction that occurs or has occurred, it shall be replaced in conjunction with phase 1 improvements. If the fence is ever removed, it shall be replaced.
 3. All conditions from RZ19-09-02 remain unmodified.
3. **(H2b3) RZ24-11-01**, Conditional Use to allow retail package sale of distilled spirits for off-premise consumption and a Change of Conditions, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.44 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Dylan Douglas presented the staff recommendation.

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

Harmit Sohal, 4800 Columbia Rd, stated that he is the co-owner of the business. They planned to add an additional business on the site and that would require the change of conditions to be approved. They chose a liquor store to avoid competition from any future liquor stores that could go nearby. The gas station does sell beer and wine.

Christopher Valentine, 162 S Old Belair Rd, stated that he agrees with staff in the disapproval of this application. He does not want a liquor store down the street from his neighborhood. He stated there was a reason a condition was put on this property, and he believes that the condition should not be removed.

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

Vice-Chairman Moody made a motion to recommend disapproval of RZ24-11-01, Change of Conditions, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.44 +/- acres and currently zoned C-2 (General Commercial). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Vice-Chairman Moody made a motion to recommend disapproval of RZ24-11-01, Conditional Use to allow retail package sale of distilled spirits for off-premise consumption, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.44 +/- acres and currently zoned C-2 (General Commercial). Commissioner Van Meter seconded the motion. The motion carried unanimously.

4. **(H2b4) RZ24-11-02**, Major S-1 (Special) Revision, 5462 Sailing Road, Tax Map 056 Parcel 021, 15.89 +/- acres, and currently zoned S-1 (Special).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Jeff Annis, 4275 Ray Owens Rd, stated that his dad built this cottage in 1959 and it needs to be replaced. All the cabins are very close to corps line in character with intent of development.

Tim Sparks, Representative of the Augusta Sailing Club, 1373 Waterson Dr, stated that he is very appreciative of everything that has been done.

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 recommend approval with condition of RZ24-11-02, Major S-1 (Special) Revision, 5462 Sailing Road, Tax Map 056 Parcel 021, 15.89 +/- acres, and currently zoned S-1 (Special). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Condition:

Building Standards:

Structures that are less than 5 feet from any property line must meet Section R302 Fire-Resistant Construction of the currently adopted International Residential Code.

5. **(H2b5) RZ24-11-03**, Major S-1 (Special) Revision, 3432 Gordon Highway, Tax Map 054 Parcel 009C, 0.99 +/- acres, and currently zoned S-1 (Special).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Jeremy Mills, 3432 Gordon Hwy, stated that the church membership is steadily increasing. They were planning to add a modular classroom this past spring, but it's not sufficient with the growth in families with kids. The church has agreed to carpool within families to be mindful of neighbors. They will add a second service on Sundays if needed. They have a good relationship with their neighbor, and he may end up selling in a few years to the church which would allow additional growth and parking issues would be resolved.

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

Chairman Jackson closed the public hearing at 6:40PM.

Commissioner Cato made a motion to recommend approval of RZ24-11-03, Major S-1 (Special) Revision, 3432 Gordon Highway, Tax Map 054 Parcel 009C, 0.99 +/- acres, and currently zoned S-1 (Special). Commissioner Holloway seconded the motion. The motion carried unanimously.

6. **(H2b6) VA24-11-01**, Variance to Section 90-53 *List of lot & Structure requirements*, 5607 Washington Road, Tax Map 047 Parcel 082, 2.04 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Will Butler presented the staff recommendation.

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

Applicant, David McDowell, 5607 Washington Rd, stated that he is just trying to finish and fix his home.

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

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

Commissioner Holloway made a motion to recommend approval with condition of VA24-11-01, Variance to Section 90-53 *List of lot & Structure requirements*, 5607 Washington Road, Tax Map 047 Parcel 082, 2.04 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

Condition:

Planning:

No variance or permitting of the existing mobile home on the site is addressed with this variance request.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Holloway made the motion to adjourn the meeting at 6:44 p.m. Commissioner Van Meter seconded the motion. Motion carried unanimously.

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Signature on File

Marty Jackson, Chairman

Signature on File

Scott Sterling, Planning Services Director