



**Columbia County Planning Commission
November 21, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman 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 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) November 7th, 2024

Commissioner Van Meter made a motion to approve the November 7th, 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 21st, 2024, Agenda. Commissioner Cato seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Individual Plat

1. **(H1a1) Greenpoint Commercial**, 3 lots, Off Point Bluff Parkway, Tax Map 029 Parcel 037M, 4.18 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Will Butler presented the staff recommendation.

Commissioner Cato made a motion to approve the Individual Plat for Greenpoint Commercial, 3 lots,

Off Point Bluff Parkway, Tax Map 029 Parcel 037M, 4.18 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Holloway seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H1b1) Revocation of Provisional Home Occupation for CSRA Ground Control**, 5585 White Oak Road, Tax Map 017 Parcel 014B, 6 +/- acres, and currently zoned S-1 (Special).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:04PM.

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 6:04PM.

Commissioner Cato made a motion to revoke the Provisional Home Occupation for CSRA Ground Control, 5585 White Oak Road, Tax Map 017 Parcel 014B, 6 +/- acres, and currently zoned S-1 (Special). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. **(H1b2) RZ24-11-04**, Major PRD Revision, Off Baker Place Road, Tax Map 051 Parcels, 048, 049, 049A, & 049C, totaling 321.25 +/- acres and currently zoned PRD (Planned Residential Development).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Jason Whinghter, 672 Industrial Park Dr, stated that the carports will match the houses and will provide covered entertaining space and more functional space in the backyard.

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

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

Commissioner Cato made a motion to recommend approval with condition of RZ24-11-04, Major PRD Revision, Off Baker Place Road, Tax Map 051 Parcels, 048, 049, 049A, & 049C, totaling 321.25 +/- acres and currently zoned PRD (Planned Residential Development). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Condition:

Environmental:

Wetlands and Waters of the U.S. are present on the property. Disturbances to the wetlands or waters of the U.S. will require correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

3. **(H1b3) RZ24-11-05**, Rezoning from R-A (Residential Agricultural) to PUD (Planned Unit Development), 272 +/- acre portion of the property located off Horizon South Parkway and Gateway Boulevard, portion of Tax Map 062 Parcel 085, 335 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Joel Presley, 248 Furys Ferry Rd, stated that they envisioned this as one project and agree with the conditions that staff has proposed. They intend to have a minimum of 20% open space in this development.

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

Chairman Jackson closed the public hearing at 6:18PM.

Commissioner Cato made a motion to recommend approval with conditions of RZ24-11-05, Rezoning from R-A (Residential Agricultural) to PUD (Planned Unit Development), 272 +/- acre portion of the property located off Horizon South Parkway and Gateway Boulevard, portion of Tax Map 062 Parcel 085, 335 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Holloway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Front setbacks for the residential areas shall be measured from the right of way.
 2. The requirements of Section 90-182, Additional requirements for special, planned unit development and planned development districts, shall apply to this development, including the standards for when minor and major PUD revisions are required.
 3. Attached units may not be in groups larger than two.
 4. If a sidewalk is provided on only one side of the collector road, it shall be at least 8 feet wide. Sidewalks along the collector road shall allow for the 6-foot street tree planting strip between the curb and the sidewalk, except where environmental or site conditions may require modification.
 5. Except as specifically exempted for Section 2B, the major site grading ordinance will apply to this project.
4. **(H1b4) RZ24-11-06**, Rezoning from R-A (Residential Agricultural) to C-2 (General Commercial) and M-1 (Light Industrial), off Horizon South Parkway, portion of Tax Map 062 Parcel 085, totaling 61.0 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:21PM.

Applicant, Jonathan Crawford, 2743 Perimeter Parkway, stated that they have been working for over a year for a thoughtful design that is in line with the Vision 2035 plan.

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

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

Commissioner Cato made a motion to recommend approval with condition of RZ24-11-06, Rezoning from R-A (Residential Agricultural) to C-2 (General Commercial) and M-1 (Light Industrial), off Horizon South Parkway, portion of Tax Map 062 Parcel 085, totaling 61.0 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Condition:

Planning:

A subdivision plat for the parcel will need to be recorded prior to issuance of any permits for the site.

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 6:23 p.m. Commissioner Holloway seconded the motion. Motion carried unanimously.

Signature on File

Marty Jackson, Chairman

Signature on File

Scott Sterling, Planning Services Director