



**Columbia County Planning Commission
December 5th, 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 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 21st, 2024

Commissioner Cato made a motion to approve the November 21st, 2024 meeting minutes. Commissioner Holloway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

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

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Final Plat

1. **(H1a1) Four Oaks Phase 3**, 21 lots, Off Hereford Farm Road, Tax Map 060 Parcel 1630, 13.4 acres, and currently zoned R-2 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Moody made a motion to approve the final plat for Four Oaks Phase 3, 21 lots, Off Hereford Farm Road, Tax Map 060 Parcel 1630, 13.4 acres, and currently zoned R-2 (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

b. Preliminary Plat

1. **(H1b1) Revised Preliminary Plat - Marshall Mills**, 28 lots, Off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 acres, and currently zoned R-1A (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the revised preliminary plat for Marshall Mills, 28 lots, Off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 acres, and currently zoned R-1A (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

c. Massage Operator's License

1. **(H1c1) Massage Operator's License for Ariel Hall**, 7013 Evans Town Center Blvd Suite 203, Tax Map 072 Parcel 047. Massage at premise address only.

Staff Member Will Butler presented the staff recommendation.

Commissioner Van Meter made a motion to approve the massage operator's license for Ariel Hall, 7013 Evans Town Center Blvd Suite 203, Tax Map 072 Parcel 047. Massage at premise address only. Vice-Chairman Moody seconded the motion. The motion carried unanimously.

d. Public Hearing

1. **(H1d1) Temporary Use Authorization**, 313 Rockdale Road, Tax Map 073A Parcel 553, 0.48 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

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

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 6:07PM.

Commissioner Holloway made a motion to approve the Temporary Use Authorization, 313 Rockdale Road, Tax Map 073A Parcel 553, 0.48 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

2. **(H1d4) RZ24-12-01**, Rezoning from C-1 (Neighborhood Commercial) to C-2 (General Commercial), Off Washington Road, Tax Map 071A Parcel 047, 3.92 +/- acres and currently zoned C-1 (Neighborhood Commercial).

Staff Member Will Butler presented the staff recommendation.

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

Applicant, Tom Farmer, 1775 Highland Parks Dr, and David Banks, engineer for the project, stated that they are working with GDOT on the driveway issue, and they will have an access easement for

the adjacent property.

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

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

Commissioner Van Meter made a motion to recommend approval of RZ24-12-01, Rezoning from C-1 (Neighborhood Commercial) to C-2 (General Commercial), Off Washington Road, Tax Map 071A Parcel 047, 3.92 +/- acres and currently zoned C-1 (Neighborhood Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

3. **(H1d3) RZ24-12-02**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 3197 Ray Owens Road, Tax Map 025 Parcel 028C, 3.96 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Nayna Mistry presented the staff recommendation.

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

Applicant, Zac Lewallen, 1061 Cumberland Place, stated that this is a long term project he has been working on. This is a 4 acre cut of 116 acres that his family owns. This location is the best due to the fiber access between nodes. He has been looking for a location for 3 years and this is the only location that would be best for business. The business would have a minimal impact on the area. There would be little light, noise or traffic impacts with the equipment they chose. He requested to withdraw his application due to the misinformation and misunderstandings of what his business is. He plans to hold a town hall to answer any questions the community has.

Members of the public wanted clarification on the request to withdraw.

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

Commissioner Holloway made a motion to approve the request to withdraw without prejudice RZ24-12-02, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 3197 Ray Owens Road, Tax Map 025 Parcel 028C, 3.96 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

4. **(H1d4) RZ24-12-03**, Rezoning from R-2 (Single Family Residential) to R-1 (Single Family Residential), 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 6:25PM.

Representative, David Huguenin, 4070 Columbia Rd, stated the reason for the request is an 8ft wall. He believes this will be an easy fix for his client by reducing the columns and iron rods. The exterior of the walls has been finished. The gate is permanently opened, and signs have been removed to behind the wall and no longer lit. This lot is more suited for R-1 zoning since it's a larger lot and on septic. His client is working with West Lake on trying to bring his lot into compliance.

Larry & Winifred Bone, 711 Pevero Abbey Circle, stated they bought their house 1 year ago and understood the rules and regulations. They don't understand why the applicant didn't follow the rules and has gotten away with it for so long. They believe that the wall should go down to 3ft and that they need to comply with West Lakes Covenants.

Wright McLeod, Representative for West Lake Property Owners Association, 6004 Evans Town

Center Blvd, stated that this really isn't a wall issue. The bigger issues are with the house not being approved. The plans that were approved were not built. They are working with the applicant to address the problems. If the zoning is changed, he is afraid this could cause more issues. There is a reason West Lake has covenants and everyone who lives in West Lake should abide by the same rules.

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

Commissioner Van Meter made a motion to recommend approval with conditions of RZ24-12-03, Rezoning from R-2 (Single Family Residential) to R-1 (Single Family Residential), 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.

Conditions:

Planning:

1. The wall shall be reduced to a maximum height of eight feet from finished grade on all sides within sixty days of approval by the Board of Commissioners.
2. Any encroachments into the adjacent property at 3526 Evans to Locks will either need to be remedied or an agreement reached with that property owner within sixty days of approval by the Board of Commissioners.

Planning Commission:

The wall must be maintained.

5. **(H1d5) RZ24-12-04**, Major PUD (Planned Unit Development) Revision, 205 New Petersburg Drive, Tax Map 082D Parcel 068, 0.39 +/- acres and currently zoned PUD (Planned Unit Development).

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicant, Jenny Goeddel, 974 Arbor Springs Cir, 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 6:40PM.

Commissioner Van Meter made a motion to recommend approval of RZ24-12-04, Major PUD (Planned Unit Development) Revision, 205 New Petersburg Drive, Tax Map 082D Parcel 068, 0.39 +/- acres and currently zoned PUD (Planned Unit Development). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

6. **(H1d6) VA24-12-01**, Variance to Section 90-135 *Signs*, 3508 Washington Road, Tax Map 082D Parcel 039, 3.63 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:43PM.

Applicant, Billy Trull, 2807 White Horse Rd, Greenville, SC, stated that the dealerships are required to put the branding signs on the dealership.

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

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

Commissioner Van Meter made a motion to recommend approval of VA24-12-01, Variance to Section 90-135 *Signs*, 3508 Washington Road, Tax Map 082D Parcel 039, 3.63 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

7. **(H1d7) VA24-12-02**, Variance to Section 90-53 *List of Lot & structure requirements*, 5438 Tubman Road, Tax Map 058 Parcel 022, 8.64 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:46PM.

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 6:47PM.

Commissioner Holloway made a motion to recommend approval with condition of VA24-12-02, Variance to Section 90-53 *List of Lot & structure requirements*, 5438 Tubman Road, Tax Map 058 Parcel 022, 8.64 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

Condition:

Building Standards:

The northern property line must be demarcated adjacent to the addition prior to the footing or foundation inspection.

8. **(H1d8) VA24-12-03**, Variance to Section 90-53 *List of lot & structure requirements*, 4605 Holly Hill Rd, Tax Map 072D Parcel 019, 0.434 +/- acres and currently zoned R-1 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:50PM.

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 6:50PM.

Vice-Chairman Moody made a motion to recommend approval of VA24-12-03, Variance to Section 90-53 *List of lot & structure requirements*, 4605 Holly Hill Rd, Tax Map 072D Parcel 019, 0.434 +/- acres and currently zoned R-1 (Single Family Residential). Commissioner Cato 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 6:51 p.m. Commissioner Holloway seconded the motion. Motion carried unanimously.

Signature on File
Marty Jackson, Chairman

Signature on File
Scott Sterling, Planning Services Director