



**Columbia County Planning Commission
December 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

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 4 Commissioners present (80% Quorum).
Commissioner Cato was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) December 5th, 2024

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

F. APPROVAL OF THE AGENDA

Vice-Chairman Moody made a motion to approve the December 19th, 2024 Agenda. Commissioner Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. **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). **Postponed from 11.07.2024.**

Staff Member Nayna Mistry presented the staff recommendation.
Chairman Jackson opened the public hearing at 6:05PM

Applicant, Pastor Glover, 3592 Evans to Locks Rd, stated that she is very thankful and appreciates

working together with everyone.

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

Chairman Jackson closed the public hearing at 6:08PM

Commissioner Van Meter made a motion to recommend approval with condition of 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). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

Condition:

Planning:

A written and executed agreement prepared by an attorney is required between the applicant and the owner of the golf course property to allow the church to use the property for overflow parking. This agreement will be provided to Columbia County Planning prior to any permits being issued for this development.

2. New Business

a. Cancellation of The Planning Commission Meeting for January 2nd, 2025

Vice-Chairman Moody made a motion to approve the cancellation of the Planning Commission meeting for January 2nd, 2025. Commissioner Holloway seconded the motion. The motion carried unanimously.

b. Concept Plan

1. (H2b1) 27 lots, Off Old Louisville Rd, Tax Map 053 Parcel 085, 119.6 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Applicant's engineer, Bill Corder, 4210 Columbia Road, offered to answer any questions. There were none from the Planning Commission.

Commissioner Holloway made a motion to approve the concept plan for 27 lots, Off Old Louisville Rd, Tax Map 053 Parcel 085, 119.6 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

c. Public Hearing

1. (H2c1) Provisional Home Occupation for Self Reliant Solar LLC, 826 Madelyn Drive, Tax Map 030 Parcel 184, 4.55 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:13PM

Applicant, Edward Hall, 826 Madelyn Drive, stated that he needs to change where he keeps his inventory for his business. The inventory is currently in the parking space in the garage.

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

Chairman Jackson closed the public hearing at 6:13PM

Commissioner Holloway made a motion to approve the Provisional Home Occupation for Self Reliant Solar LLC, 826 Madelyn Drive, Tax Map 030 Parcel 184, 4.55 +/- acres and currently zoned R-A (Residential Agricultural). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

2. **(H2c2) Temporary Use Authorization**, 1805 Appling Harlem Road, Tax Map 028 Parcel 040A, 0.5 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:14PM

Applicant, Diana Morris, 4431 Deer Run, stated that there are 2 campers currently on the property and will be 2 more after the 1st of the year. Also, here to answer any questions.

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

Chairman Jackson closed the public hearing at 6:15PM

Commissioner Holloway made a motion to approve the Temporary Use Authorization, 1805 Appling Harlem Road, Tax Map 028 Parcel 040A, 0.5 +/- acres and currently zoned C-2 (General Commercial). Commissioner Van Meter seconded the motion. The motion carried unanimously.

3. **(H2c3) Temporary Use Authorization**, 4017 Prescott Drive, Tax Map 077B Parcel 256, 0.63 +/- acres and currently zoned R-3 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:16PM

Applicant, Mrs. James, 4017 Prescott Drive, stated that she appreciated all the work for her application.

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

Chairman Jackson closed the public hearing at 6:17PM

Commissioner Van Meter made a motion to approve the Temporary Use Authorization, 4017 Prescott Drive, Tax Map 077B Parcel 256, 0.63 +/- acres and currently zoned R-3 (Single Family Residential). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

4. **(H2c4) RZ24-12-05**, Major PUD (Planned Unit Development) Revision, 4408 Columbia Rd, Tax Map 073 Parcel 356, 0.24 +/- acres and currently zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:19PM

Owner, Steven Ray, 4412 Columbia Rd, stated that he always goes above and beyond for his tenants and believes Ms. Sweat will be a good fit for the area.

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

Chairman Jackson closed the public hearing at 6:19PM

Vice-Chairman Moody made a motion to recommend approval of RZ24-12-05, Major PUD (Planned Unit Development) Revision, 4408 Columbia Rd, Tax Map 073 Parcel 356, 0.24 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Van Meter seconded the motion. The motion carried unanimously.

5. **RZ24-12-06**, Conditional Use to allow a vocational school, 4210 Columbia Road, Tax Map 079 Parcel 153, 0.34 +/- acres, and currently zoned PDD (Planned Development District).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:21PM

Applicant, Kesha Hayes, 82 Denali Cir, Elgin, SC, stated that she has been in business for 10 years in South Carolina and is expanding to Georgia. The building meets states requirements. Classes will be hybrid. Students will only come in to do their clinical work.

Property Owner, Sandra Uzpurvis, 4738 Wood Bridge Dr, stated that she is favor of the application and believes that there won't be an issue with parking. The adjacent tenants are only there on Sundays.

Property Manager, Scott Uzpurvis, 4210 Columbia Road, stated that he is also in favor of the application.

Chairman Jackson closed the public hearing at 6:24PM

Vice-Chairman Moody made a motion to recommend approval with condition of RZ24-12-06, Conditional Use to allow a vocational school, 4210 Columbia Road, Tax Map 079 Parcel 153, 0.34 +/- acres, and currently zoned PDD (Planned Development District). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Condition:

Planning:

The conditional use is limited to Suite 12B.

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 6:24 p.m. Vice-Chairman Moody seconded the motion. Motion carried unanimously.

Signature on File

Mark Moody, Vice-Chairman

Signature on File

Scott Sterling, Planning Services Director