



**Columbia County Planning Commission
June 17, 2021 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Vice-Chairman Al Dempsey
Commissioner Russell Wilder
Commissioner Gene Futch

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Jennifer Neal, Planning Technician
Cara Harden, Administrative Specialist
Members of the Public

A. CALL TO ORDER

Vice-Chairman Dempsey called the meeting to order at 6:00p.m.

B. INVOCATION

Commissioner Wilder gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner Futch led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Vice-Chairman Dempsey declared a quorum with 3 Commissioners present (60% Quorum). Chairman Cox was absent; District 3 vacant.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) June 3, 2021

Commissioner Futch made a motion to approve the June 3, 2021 meeting minutes. Commissioner Wilder seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to approve the June 17, 2021 Agenda. Commissioner Wilder seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a) Massage Operator License

(H2b) Temporary Use Authorization

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Individual Plat

(H2e1) Individual Plat for Mullins Colony, LLC, Tax Map 078 Parcel 138G (Portion of), 1 lot, 0.60 +/- acres, located at 675 Mullins Colony Drive, and currently zoned C-2 (General Commercial).

Staff member Will Butler reviewed the staff report information including:

- This is a request for approval of an individual plat for 1 lot created out of a portion of the parcel located at 675 Mullins Colony Drive, 0.60 +/- acres out of the overall 11.87 +/- acres, and zoned C-2 (General Commercial).
- The parent parcel was subdivided in 2017 and again in 2018 to create the existing overall lot configuration.
- This plat shows subdivision of the lot noted as I-1 which encompasses an existing foundation, concrete pad, and loading dock.
- The proposed lot would be subdivided out of the existing parcel and access is provided by an existing access easement to Washington Road.
- This plat requires approval by the Planning Commission because lots or tracts of land resulting from the subdivision of land as depicted on an approved individual plat, including the remaining portion of the original tract, may not be further subdivided for a period of five years after the date of the recording of the plat without the subsequent subdivision being approved by the Planning Commission.
- Staff recommends approval.

Vice-Chairman Dempsey stated this was not a public hearing and called for a motion.

Commissioner Futch made a motion to approve Individual Plat for Mullins Colony, LLC, Tax Map 078 Parcel 138G (Portion of), 1 lot, 0.60 +/- acres, located at 675 Mullins Colony Drive, and currently zoned C-2 (General Commercial). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2f) Plan Revision

(H2f1) RZ21-06-08, Minor PUD (Planned Unit Development) Revision, Tax Map 078 Parcel 116L, 1.769 +/- acres, located off Trade Center Drive, and currently zoned PUD (Planned Unit Development).

Staff member Nayna Mistry reviewed the staff report information including:

- This is a request for a minor PUD revision to the Trade Center Planned Unit Development on 1.769 +/- acres located off Trade Center Drive.
- This request is a slight modification to the major PUD revision approved in 2019 per file RZ19-08-01.
- The uses and concept remains the same to create a retail village with a mixed-use component (commercial, professional, and residential) to the Evans Trade Center PUD.
- The change relates to the site plan where there is a shift in the parking and buildings fronting Trade Center Drive.
- The overall design is similar to the 2019 plan with buildings configured in a mixed-use environment of principally retail, office and residential use units that surround a pedestrian courtyard.
- During the 2019 application and review, the applicant had several meetings and conference calls with County staff and the various departments to work out the requirements.
- Since 2019 detailed engineering design has begun, and the design was refined creating a shift in the layout as shown on the concept plan.
- A pre-development meeting with staff, applicant and project engineer arranged for June 8th took place to discuss the coordination of utility services, infrastructure, and fire regulations with respect to the overall design.
- The minor revision provides a better organization of parking and a more functional courtyard space improving the overall design.
- The character of the development is consistent with the existing buildings in this PUD, with respect

- to the regional vernacular of the County.
- The proposed modifications fit within the character area with respect to the Future Land Use map for Evans Town Center which is identified as an Activity Center.
- Staff recommends approval.

Planning Commission questions/comments/concerns:

Commissioner Wilder questioned staff for clarification that the concept with retail on the bottom and apartments on the top still remains the same.

Staff member Nayna Mistry confirmed that the concept reflects the same as approved in 2019.

Vice-Chairman Dempsey stated this was not a public hearing and called for a motion.

Commissioner Wilder made a motion to approve RZ21-06-08, Minor PUD (Planned Unit Development) Revision, Tax Map 078 Parcel 116L, 1.769+/- acres, located off Trade Center Drive, and currently zoned PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2f2) RZ21-06-09, Minor S-1 (Special) Revision, Tax Map 050 Parcel 007, 2.33+/- acres, located at 5060 High Meadows Drive, and currently zoned S-1 (Special).

Staff member Nayna Mistry reviewed the staff report information including:

- This is a request for a minor revision to the current S-1 (Special) which is approved for a Self Service Storage Facility for the property located at 5060 High Meadows Drive on 2.33 +/- acres.
- The applicant requested to revise façade materials.
- The subject property is located at the intersection of Columbia Road and High Meadows Road.
- Property to the north across Columbia Road is zoned R-A (Residential Agricultural) and M-2 (Heavy Industrial) for the Martin Marietta Quarry.
- Property to the west across High Meadows Road is zoned M-2 (Heavy Industrial) for a concrete plant.
- Adjacent property to the east is zoned R-A (Residential Agricultural) and to the south is S-1 (Special) for New Heights Community church.
- This property was approved in 2019 as per RZ19-09-04 for a self-storage facility on the parcel.
- The approved narrative described the materials for the elevations with brick, stucco, metal and storefront finishes.
- This request is to allow an increase in metal panels for the cladding on the two elevations that are not facing the public roads.
- The applicant submitted concept elevations with a professional look to the buildings, several photographs and ideas to the staff. These items have been reviewed and revised prior to the final elevations presented.
- One of the conditions of the 2019 rezoning included the Architectural Review of the elevations by the Planning Commission prior to the building permit which will be a separate action.
- The two main elevations to Columbia Road and High Meadows Drive have a brick veneer, stucco and architectural metal panels to give variation and interest to the facades.
- The storefronts, windows and awnings will give added areas of interest and have the look of a more professional building.
- This request is for the other two elevations, which will use similar high quality Kynar finished metal wall panels that will resist the airborne contaminants from the adjacent concrete plant and rock quarries in the area.
- To add further interest and variation to the facades, the applicant proposes to add black metal trellis panels which will look clean and modern.
- The applicant submitted photographs and a professional rendering to illustrate the design concept.
- The south facing elevation of the main building is facing towards the future single story storage building which will be Phase 2 of the development.
- This property is located in the Neighborhoods Character Area on the future land use map and just

- to the west of a Community Crossroads.
- Staff recommends approval.

Vice-Chairman Dempsey stated this was not a public hearing and called for a motion.

Commissioner Wilder made a motion to approve RZ21-06-09, Minor S-1 (Special) Revision, Tax Map 050 Parcel 007, 2.33+/- acres, located at 5060 High Meadows Drive, and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g) Public Hearing

(H2g1) RZ21-06-05, Rezone from R-1 (Single Family Residential) and split zoned C-1 (Neighborhood Commercial) and R-1 (Single Family Residential) to C-2 (General Commercial), Tax Map 061 Parcels 022, 022A, & 020M, 2.45+/- acres, 0.46 +/- acres, & 6.52 +/- acres respectively, located at 120 Lewiston Road, off Lewiston Road, and off Columbia Road, and currently zoned R-1 (Single Family Residential) and split zoned C-1 (Neighborhood Commercial) and R-1 (Single Family Residential).

Staff member Will Butler reviewed the staff report information including:

- This is a request for a rezoning from R-1 (Single Family Residential) and split zoned R-1 and C-1 (Neighborhood Commercial) to C-2 (General Commercial) for property located at 120 Lewiston Road, off Lewiston Road, and off Columbia Road on 9.43 +/- acres and currently zoned R-1 and split zoned R-1 and C-1.
- The subject properties are located at the southeast corner of the intersection of Columbia Road and Hereford Farm Road/Lewiston Road.
- Property to the north across Columbia Road is zoned PUD (Planned Unit Development) for a grocery anchored commercial development, property to the east is zoned R-1 (Single Family Residential), property to the south is zoned R-1 as well, but is currently owned by Georgia Power and is intended to be a substation, and property to the west across Lewiston Road is zoned C-1 (Neighborhood Commercial) and R-1 (Single Family Residential).
- The applicant is requesting the rezoning to C-2 for a proposed grocery, convenience store, retail, and other commercial uses.
- A conceptual sketch of potential development on the subject properties has been provided, but no concept approval of the plan is considered with this request.
- As part of any review for a rezoning, staff will use the Vision 2035 Future Land Use Map in making their recommendation.
- The updated future land use map has changed this intersection to an Activity Center, specifically a Commercial Center.
- Similar to existing Activity Centers, these areas are characterized by compact, walkable, higher density developments that provide neighborhood services, retail, restaurants, and employment opportunities that support surrounding neighborhoods.
- Primary future land uses include neighborhood services, shops, restaurants, professional office, mixed use residential, and civic uses.
- Under a Commercial Activity Center this request meets the characteristics, intent, and primary future land uses proposed in the updated Vision 2035.
- There are additional standards proposed within the updated Vision 2035 in regards to design standards for this particular Activity Center, noted as the Columbia Activity Center. Per the community work program that is a part of Vision 2035, one of the implementation strategies is to develop design standards for the Columbia Activity Center by 2022.
- The design standards for the Columbia Activity Center have not yet taken place.
- Staff advocated that due to this implementation strategy, as well as the already established design of the grocery anchored PUD immediately across the street from this proposed rezoning and the Lewiston Road Kroger in the vicinity, conditions that establish a baseline for site design and building materials are recommended.
- Staff recommends to approve with conditions:

Conditions

Planning:

1. All building elevations and architectural finishes must be approved by the Planning Commission prior to the issuance of any building permits. Finish materials shall include a combination of brick, stone, and stucco. Metal may be used as a roofing material or on no more than 25% of an elevation. The Planning Commission may approve alternate materials on a case-by-case basis.
2. Where possible, buildings and uses shall be interconnected by an ADA-compliant sidewalk network.
3. Outdoor dumpster pads and/or trash receptacles must be fully screened from view. Dumpster screening must consist of masonry walls on three sides matching those of the principal structure. Gates must be fully opaque and complimentary in color and design with the overall structure.
4. If chain link fencing is used as security or buffer fencing for a stormwater pond it shall be vinyl coated black or green.
5. All freestanding signs shall be monument based with a base no higher than 4 feet from finished grade. Pylon signs are not permitted.

Vice-Chairman Dempsey stated this was a public hearing and asked if the applicant was present.

Jim Price, Graniteville, SC:

- The request fits the current Vision 2035 plan.
- We have a few prospective tenants and will bring back a more detailed plan in the near future that meets the conditions and intent of the area.
- We have the opportunity to possibly purchase more land for this property from the neighboring Georgia Power parcel.

Planning Commission questions/comments/concerns:

Commissioner Wilder questioned the applicant about how much additional land they may be purchasing. Jim Price answered there is a significant amount of topography issues on the site that will require retaining walls. Therefore, they are looking to add more land to assist with the topography issues and to possibly add a few more retail spaces toward the east.

Vice-Chairman Dempsey stated this was a public hearing and asked if there was anyone to speak for or against the Rezoning. Hearing none, he closed the public hearing and called for a motion.

Commissioner Futch made a motion to approve with conditions RZ21-06-05, Rezone from R-1 (Single Family Residential) and split zoned C-1 (Neighborhood Commercial) and R-1 (Single Family Residential) to C-2 (General Commercial), Tax Map 061 Parcels 022, 022A, & 020M, 2.45+/- acres, 0.46 +/- acres, & 6.52 +/- acres respectively, located at 120 Lewiston Road, off Lewiston Road, and off Columbia Road, and currently zoned R-1 (Single Family Residential) and split zoned C-1 (Neighborhood Commercial) and R-1 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g2) RZ21-06-06, Rezone from R-2 (Single Family Residential) and C-1 (Neighborhood Commercial) to C-1 (Neighborhood Commercial), Tax Map 078 Parcels 073E and 074H, 9.17 +/- acres combined, located at 104 Preakness Drive and 3950 Evans to Locks Road, and currently split zoned R-2 (Single Family Residential) and C-1 (Neighborhood Commercial) and zoned R-2 (Single Family Residential) respectively.

Staff member Danielle Montgomery reviewed the staff report information including:

- This is a request for a rezoning from R-2 (Single Family Residential) and C-1 (Neighborhood Commercial) to C-1 (Neighborhood Commercial) for properties located at 3950 Evans to Locks Road and 104 Preakness Drive on 9.17 +/- acres.
- The subject properties are located on the south side of Evans to Locks Road and the west side of Preakness Drive and are currently zoned R-2 (Single Family Residential) in the case of 3950 Evans to Locks Road, and split zoned R-2 and C-1 (Neighborhood Commercial) in the case of 104 Preakness Drive.
- Adjacent properties are zoned R-2 to the west, C-1 to the east, and T-R (Townhouse Residential)

to the south.

- The subject properties are near the intersection of Evans to Locks and Furys Ferry Roads, and would be subject to the Node Protection Overlay District requirements if rezoned.
- An initial development plan has been provided, however the plan as submitted does not meet the requirements of the NPOD.
- The submitted development plan is therefore not being treated as representative of the future development of the site; if rezoned, the applicants will need to work with staff to develop a site plan in compliance with the NPOD and that addresses traffic patterns at this intersection.
- The subject properties are located within the Evans to Locks Activity Center on the Vision 2035 Future Land Use map.
- The intent of an Activity Center is to enhance and create concentrated commercial uses, employment centers, and mixed use developments in defined areas that are served by a network of paths and streets suitable for pedestrians and cars.
- The applicant's proposed mix of uses meets the intent of the activity center, and with redesign of the site to meet the NPOD standards, the site can meet the vision to be compact, walkable, and high quality.
- Staff recommends approval.

Vice-Chairman Dempsey stated this was a public hearing and asked if the applicant was present.

Kenneth Wardenski, 4305 Nandina Court:

- We plan to meet the intent for the area based on the current Vision 2035 plan.

Planning Commission questions/comments/concerns:

Commissioner Wilder questioned the applicant whether they have prospective tenants for the spaces and whether they plan to insert any grease traps/backflows for restaurant spaces.

Kenneth Wardenski answered they do not have any prospective tenants at this time, but they will provide the necessary accommodations for prospective restaurant tenants.

Vice-Chairman Dempsey stated this was a public hearing and asked if there was anyone to speak for or against the Rezoning.

Mike Polatty, 211 Full Circle Road:

- Expressed concerns about the road classifications and whether the proposed road will be deeded to the county as a public road.
- Expressed concerns about traffic and requested a traffic study be completed to determine the need for another light.
- Requested the dumpster pad be located away from the residential properties; the buffer to be located on the other side of the powerline easement instead of under it; and for the elevations and lighting to meet the Node Protection Overlay District requirements.

Director Scott Sterling responded that the proposed road will be deeded to the county, likely constructed to allow for full movement for the subject property and the property to the north of Evans to Lock Road; no deconstruction of the Preakness Drive would take place until the new road was dedicated to the county.

Staff member Will Butler responded that the applicant will be required to meet the Node Protection Overlay District requirements.

Vice-Chairman Dempsey stated this was a public hearing and asked if there was anyone else to speak for or against the Rezoning.

Dan Carrier, 204 Full Circle Drive:

- Questioned the height of the elevations.
- Expressed concerns about parking near the powerlines, greenspace, and wildlife.

Kenneth Wardenski responded the height would not exceed two-stories at most elevations; and they will meet the architectural and buffer requirements.

Director Scott Sterling responded improvements to the site near the Georgia Power easements, to include parking and the buffer, will need to also meet the requirements of Georgia Power. The concept of this property will be reviewed later; the request for tonight is in reference to the rezoning only.

Vice-Chairman Dempsey stated this was a public hearing and asked if there was anyone else to speak for or against the Rezoning.

Audra Tiller, 508 Meldon Road:

- Expressed concerns about traffic on Evans to Locks Road and greenspace; and expressed that the property owners around this property would like this to remain more residential than commercial.

Vice-Chairman Dempsey stated this was a public hearing and asked if there was anyone else to speak for or against the Rezoning. Hearing none, he closed the public hearing and called for a motion.

Commissioner Wilder made a motion to approve RZ21-06-06, Rezone from R-2 (Single Family Residential) and C-1 (Neighborhood Commercial) to C-1 (Neighborhood Commercial), Tax Map 078 Parcels 073E and 074H, 9.17 +/- acres combined, located at 104 Preakness Drive and 3950 Evans to Locks Road, and currently split zoned R-2 (Single Family Residential) and C-1 (Neighborhood Commercial) and zoned R-2 (Single Family Residential) respectively. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g3) RZ21-06-07, Rezone from R-A (Residential Agricultural) to S-1 (Special), Tax Map 043 Parcels 022N, 022P, & 022Q, 3.98+/- acres, 4.01 +/- acres, & 3.96 +/- acres respectively, located at 608, 612, & 616 Byrd Drive, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler reviewed the staff report information including:

- This is a request for a rezoning from R-A (Residential Agricultural) to S-1 (Special) for properties located at 608, 612, & 616 Byrd Drive, a combined 11.87 +/- acres, and currently zoned R-A (Residential Agricultural).
- The applicant has requested the rezoning for an existing bird rescue and an expansion of uses on the three subject properties.
- The subject properties are located on the west side of Byrd Drive, approximately 1/3 mile from its intersection with Old Augusta Highway to the south.
- Properties to the north, east, and south are zoned R-A (Residential Agricultural).
- Property to the west is within the City of Harlem and they have provided comment on the rezoning request.
- According to the provided narrative, the existing bird rescue, known as Feathered Friends Forever, has been in existence on the property for over twenty years.
- According to the narrative and plan there are approximately 20 structures that are in use by the rescue spread out over 612 and 616 Byrd Drive.
- The applicant has also proposed additional uses on the subject properties and staff will look at each property individually.
- On 608 Byrd, which has yet to be developed for anything but an existing mobile home, the applicant proposes keeping the existing mobile home for a residence currently, a parking area for the bird rescue and future recreational uses in front of the mobile home, six tournament sized horseshoe pits located beyond the mobile home towards the back of the site are proposed, a petting zoo with small domestic animals like a potbellied pig, fainting goat, turkey, and a Flemish rabbit.
- The applicant has proposed six tiny houses for volunteers which would be located a minimum of 20 feet from the property line with 25 feet between the houses, a small primitive camp ground area is proposed in this area and lastly is a proposed wildlife rehabilitation area at the rear of the site which would be used to rehabilitate injured birds, squirrels, deer, raccoons, opossums, and other animals.
- The rear of the property may have a veterinary center according to the provided narrative, but a

- location is not provided on the plan.
- On 612 and 616 Byrd, the only additional uses proposed is a zipline that is noted as 280 feet in length and 10 feet off the ground to the rear of 612 Byrd and a caretaker's residence at the rear of 612 Byrd as well.
 - Staff expressed some concern with the location of the existing structures on the property, but the applicant has had the northern property line of 616 Byrd surveyed to locate the property line in regards to the existing structures to show that they are not on adjacent property.
 - This survey has not been produced by the applicant or the surveyor (H&C Surveying), but the surveyor has verbally stated to staff that the existing buildings are not on the adjacent property along the northern property line.
 - It came to staff's attention late in the review that H&C Surveying had been asked to come resurvey the property by the applicant, but staff has not seen that survey at this time.
 - Staff is at ease with the existing uses remaining, along with those under construction as provided in the application narrative and plan.
 - The subject property is located in the Rural Character Area on the Vision 2035 Future Land Use Map.
 - The proposed uses are suitable for a rural setting, including the veterinary office which is typically needed in a rural area due to the number of animals that residents may have in these areas.
 - Staff recommends to approve with conditions:

Conditions

Planning:

1. Existing structures, as noted on the supplied existing site plan presented with this application that covers 612 & 616 Byrd Drive, shall be permitted to remain. If they are replaced in the future they will be required to meet building setbacks for R-A (Residential Agricultural).
2. A 25 foot natural buffer shall be established along the rear property line of the subject parcels.
3. Any future development of 608 Byrd Drive shall be required to meet landscaping requirements per Columbia County Code. Building setbacks shall follow R-A (Residential Agricultural) standards and buffer requirements for C-1 (Neighborhood Commercial).
4. The proposed tiny house community shall be developed following standards noted in Chapter 54 *Mobile Homes & Trailers, Article IV Tiny House Communities*. Tiny house lots must be a minimum of 20 feet from the property line.
5. Subject properties shall be combined and a combination plat filed with the Clerk of Court within 180 days of approval by the Board of Commissioners. A copy of the combination plat shall be provided to the Columbia County Planning Department.

Vice-Chairman Dempsey stated this was a public hearing and asked if the applicant was present.

Ron Johnson, 612 Byrd Drive:

- We have been located in Columbia County for 20 years.
- Our goal is to improve the amount of activities and educational experiences within the county.
- We have the only climate-controlled bee-house in the world.

Vice-Chairman Dempsey stated this was a public hearing and asked if there was anyone to speak for or against the Rezoning. Hearing none, he closed the public hearing and called for a motion.

Commissioner Futch made a motion to approve with conditions RZ21-06-07, Rezone from R-A (Residential Agricultural) to S-1 (Special), Tax Map 043 Parcels 022N, 022P, & 022Q, 3.98+/- acres, 4.01 +/- acres, & 3.96 +/- acres respectively, located at 608, 612, & 616 Byrd Drive, and currently zoned R-A (Residential Agricultural). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g4) VA21-06-03, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 001A Parcel 116, 0.201+/- acres, located at 3731 White Lane, and currently zoned R-4 (Recreational Residential).

Staff member Nayna Mistry reviewed the staff report information including:

- This is a request to a variance to Section 90-53 *List of Lot and Structure Requirements* for property located at 3731 White Lane on 0.201 +/- acres and currently zoned R-4 (Recreational Residential).
- The applicant is requesting the variance to the front setback requirement of 55 feet in order to be able to build a new house on the property.
- The existing mobile home and the accessory structures do not meet required setbacks in this district.
- A variance application was submitted in 2019 as per VA19-07-04 and approved for a different house design.
- The 2019 application approved the new home to be built with a 5 foot rear setback and 8 foot side setbacks.
- There was an error on one of the drawings that was not realized at the time and the owner has also decided on a different layout that changes the setback encroachments.
- The new house will be a one story residence with an upstairs bonus/storage room.
- The new house will encroach approximately 22 feet into the required setback to accommodate the garage.
- The front setback is 55 feet from the centerline of the road and the new design will put the front corner approximately 33 feet from the centerline.
- Staff suggests that the new setback could be at 32 feet to allow 1 foot as a design tolerance.
- Due to the irregular lot shape and the angles involved, it is inevitable that variances would be required for a new home.
- The applicant has contacted the Health Department for septic tank regulations, and they have approved this plan.
- Staff recommends to approve with condition:

Condition

Planning:

Any accessory structures shall meet required setbacks.

Vice-Chairman Dempsey stated this was a public hearing and asked if the applicant was present.

Connie Morris, 3731 White Lane:

- We are currently living in a deteriorating mobile home and are requesting to build a more stable residence.

Vice-Chairman Dempsey stated this was a public hearing and asked if there was anyone to speak for or against the Variance. Hearing none, he closed the public hearing and called for a motion.

Commissioner Wilder made a motion to approve with condition VA21-06-03, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 001A Parcel 116, 0.201+/- acres, located at 3731 White Lane, and currently zoned R-4 (Recreational Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2h) Text Amendments

(H2i) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss, Commissioner Futch made the motion to adjourn the meeting at 6:44p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

Signature on File
Al Dempsey, Vice-Chairman

Signature on File
Scott Sterling, Planning Services Director