



**Columbia County Planning Commission
July 1, 2021 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Jim Cox
Vice-Chairman Al Dempsey
Commissioner Russell Wilder
Commissioner Gene Futch
Commissioner Michael W. Carraway

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Jennifer Neal, Planning Technician
Cara Harden, Administrative Specialist
Dana Rhodes, Code Enforcement Manager
Commissioner Donald Skinner, Sr.
Commissioner Gary Richardson
Members of the Public

A. CALL TO ORDER

Chairman Cox called the meeting to order at 6:00p.m.

B. INVOCATION

Commissioner Wilder gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner Carraway led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Cox declared a quorum with 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) June 17, 2021

Commissioner Futch made a motion to approve the June 17, 2021 meeting minutes. Commissioner Wilder seconded the motion. The motion carried 4-0. Commissioner Carraway abstained from the vote.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to approve the July 1, 2021 Agenda. Commissioner Wilder seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

The following two items were presented and voted on together. (H1a1 & H1b1)

(H1a) Rezoning

(H1a1) RZ21-06-01 Part 1, Rezone from R-2 (Single-Family Residential) and M-1 (Light Industrial) to S-1 (Special), Tax Map 051 Parcel 008J, 10.23 +/- acres, located at 561 Baker Place Road, and currently split zoned R-2 (Single Family Residential) and M-1 (Light Industrial). **Postponed from the June 3, 2021 meeting.**

(H1b) Major Revision

(H1b1) RZ21-06-01 Part 2, Major S-1 (Special) Revision, Tax Map 051 Parcels 008I, 10.23 +/- acres, located at 571 Baker Place Road, and currently zoned S-1 (Special). **Postponed from the June 3, 2021 meeting.**

Staff member Nayna Mistry stated the following:

- This is a request for a rezoning from M-1 (Light Industrial) and R-2 (Single Family Residential District) to S-1 (Special) for 10.23 +/- acres, located at 561 Baker Place Road for a place of worship and associated uses.
- A second part to this request is a revision for the proposed site plan.
- This proposal includes new buildings, parking and recreation fields.
- Staff met with the applicant and engineer to discuss the traffic requirements.
- It was decided the best solution would be to postpone for 4 weeks for the engineer to work with staff on the traffic requirements.
- Staff recommends to postpone to August 5, 2021.

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

Commissioner Wilder made a motion to postpone to August 5, 2021 RZ21-06-01 Part 1, Rezone from R-2 (Single-Family Residential) and M-1 (Light Industrial) to S-1 (Special), Tax Map 051 Parcel 008J, 10.23 +/- acres, located at 561 Baker Place Road, and currently split zoned R-2 (Single Family Residential) and M-1 (Light Industrial); and RZ21-06-01 Part 2, Major S-1 (Special) Revision, Tax Map 051 Parcels 008I, 10.23 +/- acres, located at 571 Baker Place Road, and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2) New Business

(H2a) Architectural Review

(H2a1) Architectural Review for Storage Nest, Tax Map 050 Parcel 007, 2.33 +/- acres, located at 5060 High Meadows Drive, and currently zoned S-1 (Special).

Staff member Nayna Mistry stated the following:

- The zoning for this property is S-1 (Special) as per RZ19-09-04.
- A condition of the rezoning states:
The elevations and material board will require approval of the Planning Commission prior to the building permit being issued.
- The applicant has submitted their elevations for staff review.
- The change in the elevations required a minor revision as per RZ21-06-09 which was approved at the June 17th Planning Commission meeting.
- The wall finish materials proposed for the buildings are brick, stone and stucco in earth tone colors.
- The metal awnings and decorative metal trellis panels were added to give the walls some depth and visual interest.
- The applicant has submitted photographs and a rendering to illustrate the design concept.
- Staff recommends approval of the review.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Futch made a motion to approve Architectural Review for Storage Nest, Tax Map 050 Parcel 007, 2.33+/- acres, located at 5060 High Meadows Drive, and currently zoned S-1 (Special). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2a2) Architectural Review for Popeyes, Tax Map 068 Parcel 036, 3.215+/- acres, located at 422 Lewiston Road, and currently zoned C-C (Community Commercial).

Staff member Nayna Mistry stated the following:

- The zoning for this property is C-C (Community Commercial) as per RZ20-11-04 approved last year.
- There were several conditions of the rezoning including:
 1. *All building elevations and architectural finishes shall be approved by the Planning Commission prior to the issuance of any building permit. Finish materials shall include a combination of brick, stone, and stucco. Metal may be used as a roofing material. The Planning Commission may approve alternate materials on a case-by-case basis.*
 2. *Dumpster screening shall consist of masonry walls on three sides matching those of the principal structure. Gates shall be fully opaque and complimentary in color and design with the overall structure.*
- This is a prototype design that has been built in other locations and the materials are a combination of brick, stucco and Nichiha panels which is a common cladding material used in new construction.
- Staff has discussed with the applicant to use brick instead of the brick panels.
- Staff recommends approval with conditions:

Conditions

Planning:

1. The brick sample submitted on the material board and described as a Nichiha Fiber Cement Source (received 7.1.2021) is not approved. The color of the brick described as Alexandria Buff (or similar) is approved. The applicant shall submit a full brick sample for the areas of the building identified as brick on the submitted elevations to staff for final approval.
2. The other samples, as noted on the digital materials board, are approved.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Wilder made a motion to approve with conditions Architectural Review for Popeyes, Tax Map 068 Parcel 036, 3.215+/- acres, located at 422 Lewiston Road, and currently zoned C-C (Community Commercial). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2b) Temporary Use Authorization

(H2b1) Temporary Use Authorization, Tax Map 039 Parcel 033A, 3.53+/- acres, located at 6123 Gray Road, and currently zoned R-A (Residential Agricultural).

Staff member Jennifer Neal stated the following:

- This is a request for a temporary use authorization for three travel trailers at 6123 Gray Road on 3.53 +/- acres and currently zoned R-A (Residential Agricultural) while they clean up the debris and prepare to either build a home or place a double-wide on the property.
- The applicants have been working with Code Enforcement regarding this property; there is an existing workshop and trailer with some debris that needs to be cleaned up and removed from the property.
- The existing site layout shows some of the areas of debris marked which will be removed from the site; and the trees that will be cleared to make room for them to stay and work on the property.
- The applicant provided a site plan for renovations. They will place the 3 campers and a porta potty to the left of the entrance; and 3 storage sheds for their lawn equipment, household items,

and furniture with a roll-off container for debris removal from the property to the right. The old shop and mobile home will be removed after the placement of the campers, but during the overall clean-up of the property.

- The site renovations are expected to be complete within the one year of the Temporary Use Authorization.
- The applicants have indicated the construction/placement of the permanent home may be another year or so, depending on finances.
- If approved, the Temporary Use Authorization will expire one year from the date of approval.
- Prior to the expiration date, the applicants may reapply for a one year extension, subject to approval from Planning Commission, however, there is no guarantee of approval.
- The applicants have indicated to Planning staff they expect to move onto the property as soon as possible and are awaiting authorization. The applicants previously indicated to Code Enforcement staff, the travel trailers would be not be for everyday or extended stays, rather coming and going on weekends or holidays.
- Per Columbia County Code Section 54-9 *Temporary use authorization* the Planning Commission may approve the temporary use allowing a mobile home or travel trailer to be placed on an individual lot for residential purposes when denial of such authorization would deprive the applicant of reasonable use of his land or would cause an undue hardship on the applicant to the extent that a denial would be injurious to the applicant's physical wellbeing.
- Denial for three travel trailers will not deprive the applicant of reasonable use of the land or create an undue hardship to the extent that a denial would be injurious to the applicant's physical wellbeing.
- However, approval of one travel trailer will allow the applicant's family to live or temporarily stay on the property for the year the applicants have indicated it will take to renovate; and prepare the property for construction/placement of a permanent residence.
- Staff recommends disapproval of three travel trailers; and recommends approval with conditions for one travel trailer to be placed on the property as the code states.

Conditions

Code Enforcement:

1. Provide receipts for dumping/tipping fees once per month to Code Enforcement ensuring legal disposal of the waste.
2. Inspections will occur continuously and randomly throughout the term of the Temporary Use Authorization approval.

Planning Commission questions/comments/concerns:

Chairman Cox questioned staff about the temporary light pole on the site plan.

Staff member Jennifer Neal answered it is their intent to use that light pole, however, it will have to be inspected and activated for proper use.

Chairman Cox asked Code Enforcement Manager Dana Rhodes to provide any additional information from Code Enforcement regarding this property.

Dana Rhodes responded that it will be easier for Code Enforcement to keep an eye on the clean-up of this property with the applicants on site. We do understand our department will be responsible for making sure they are making progress. However, I was not aware they planned to live on the property full-time. It was my understanding this was only meant to be for weekends and holidays to allow them access to clean up the property. Allowing them full-time may help get the property cleaned-up a lot quicker.

Chairman Cox asked if the applicant was present.

Tina Camp, 310 Grandys Mill Road, Williston, SC:

- Finances will require us to stay on the property rather than just utilizing the campers for the weekends and holidays.
- The roll-off container is already onsite and we have begun the process of removing debris.

Planning Commission questions/comments/concerns:

Chairman Cox questioned the applicant about waste disposal, the use of the porta potty and whether they will be tying into the septic system.

Tina Camp answered they have been unable to reach the Health Department for any information; and showed the location of the septic tank on the PowerPoint to be behind the trailer. She advised the well water pump has been serviced and is ready to go.

Commissioner Dempsey and Chairman Cox questioned the applicant about the distance of the water lines being ran to the campers.

Tina Camp answered that she has already spoken with someone and explained how they plan to connect the water to each camper using the PowerPoint for reference.

Director Scott Sterling answered the distance should be approximately 125'-200'.

Tina Camp continued:

- We plan to dismantle the workshop and salvage any useable lumber.
- We are requesting 3 campers due to the ages of the children and the limited space within the campers so that everyone has their own space. The fifth wheel has one bed and a couch bed which will be for me; the second camper has 3 beds, one for each child; and the third camper will be for my son and his fiancé.
- This property clean up will not take a year and we do not wish to live in the campers longer than necessary. I have already begun the process of reaching out to mobile home companies to make my choices.

Planning Commission questions/comments/concerns:

Chairman Cox questioned the applicant what is preventing her from cleaning up the property before she requests the Temporary Use Authorization.

Tina Camp answered the time and the space I have to do the clean up. I am at the mercy of others who will be doing the work and have been unable to reach the person that was supposed to have already begun working on the property.

Chairman Cox asked Code Enforcement Manager Dana Rhodes to clarify the condition for receipts of waste disposal.

Dana Rhodes responded that we need to make sure it goes to the right place; the location for waste disposal should provide a receipt when they drop off.

Chairman Cox questioned Dana Rhodes about the disposal of the SUV and tires on the property.

Dana Rhodes answered the hauler is responsible for providing receipts.

Tina Camp added the company we received the roll-off container from told us what we could put in it. Phase 1 of the clean-up is going to involve clearing all the garbage, debris, and trees. Phase 2 will be for all the metal, car, and buildings.

Commissioner Futch questioned the applicant about the timeline for the entire process.

Tina Camp reiterated that she is at the mercy of other people.

Commissioner Dempsey commented that if the Planning Commission agrees then we are at her mercy; the septic tank may not work and still has to be approved by the Health Department; and we usually only allow one camper per Temporary Use Authorization so we would be setting a precedent.

Commissioner Wilder questioned the applicant about why they need to have all 6 people living on the property and whether there are other options for possibly renting an apartment or something else while they clean up the property.

Tina Camp answered finances.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Dempsey made a motion to disapprove the Temporary Use Authorization, Tax Map 039 Parcel 033A, 3.53+/- acres, located at 6123 Gray Road, and currently zoned R-A (Residential Agricultural). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2c) Massage Operator's License

(H2c1) Massage Operator's License for Jeremy Cully dba Muscle Anthropology, located at 1106 Furys Lane, Suite A, for on premise massage services.

Staff member Will Butler stated the following:

- This is a request for a Massage Operator's License for Jeremy Cully dba Muscle Anthropology at 1106 Furys Lane, Suite A for on premise massage services.
- Therapist Jeremy Cully meets all the MOL requirements.
- Staff recommends approval.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Wilder made a motion to approve Massage Operator's License for Jeremy Cully dba Muscle Anthropology, located at 1106 Furys Lane, Suite A for on premise massage services. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2d) Minor Waiver

(H2d1) MW21-07-01, Tax Map 073A Parcel 166, 0.54 +/- acres, located at 229 South Belair Road, and currently zoned P-1 (Professional). **Presented as Information Only.**

Staff member Jennifer Neal stated the following:

- This was a request for a minor waiver at 229 South Belair Road on 0.54 +/- acres and currently zoned P-1 (Professional).
- The request is for a reduction to the front setback from 125 feet to 115 feet from the centerline of South Belair Road.
- Approved by staff on June 24th, 2021.

(H2e) Final Plat

(H2e1) Final Plat for Hawes Creek at Greenpoint, Tax Map 029 Parcel 039A, 17 lots, 100.53 +/- acres, located off Wrightsboro Road, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery stated the following:

- This is a request for approval of a final plat for 17 residential lots on 100.53 acres located off Wrightsboro Road.
- The property is zoned PUD (Planned Unit Development) as part of Greenpoint.
- This development includes 17 single family lots with a minimum lot size of 3.93 acres and an average lot size of 5.96 acres.
- The lots are serviced primarily by internal private roads, however there are several shared driveways along the Wrightsboro Road frontage providing additional access points.
- Although the private roads were shown as gravel on the preliminary plat, these roads have been paved.
- The required setbacks are 20 feet from the private roads, 10 feet from the side property lines, and 25 feet from the rear property lines.
- A 50 foot buffer is provided around the entire project.
- Along Wrightsboro Road, this buffer will require replanting.
- Staff recommends approval of the final plat.

Planning Commission questions/comments/concerns:

Commissioner Wilder questioned staff whether the roads will remain private.

Staff member Danielle Montgomery used the PowerPoint to show which roads will remain private. The internal road will remain private; the road connecting to the Greenpoint PRD will be upgraded to meet county standards as a public road in the future, and will be the second entrance to the Greenpoint PRD.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Futch made a motion to approve Final Plat for Hawes Creek at Greenpoint, Tax Map 029 Parcel 039A, 17 lots, 100.53 +/- acres, located off Wrightsboro Road, and currently zoned PUD (Planned Unit Development). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2e2) Final Plat for Quaker Knoll Phase I, Tax Map 051 Parcel 066B (Portion of), 33 lots, 19.77 +/- acres, located off Wrightsboro Road, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery stated the following:

- This is the first phase of Quaker Knoll and includes 33 lots with a minimum lot size of 10,000 square feet and an average lot size of 16,566 square feet.
- The required setbacks are 110 feet from the centerline of Wrightsboro Road and 55 feet from the centerline of the subdivision streets.
- Side and rear setbacks are a minimum of 10 feet.
- A 50 foot buffer is provided around the perimeter of the project, with a minimum setback of 10 feet from the edge of the buffer when present on the lots.
- Sidewalks are to be provided on both sides of the roads, and 3.96 acres of open space is provided in this section.
- Staff recommends approval of the final plat.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Wilder made a motion to approve Final Plat for Quaker Knoll Phase I, Tax Map 051 Parcel 066B (Portion of), 33 lots, 19.77 +/- acres, located off Wrightsboro Road, and currently zoned R-2 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2e3) Final Plat for Canton Park II, Tax Map 078 Parcel 922, 34 lots, 4.53 +/- acres, located off River Watch Parkway, and currently zoned T-R (Townhouse Residential).

Staff member Danielle Montgomery stated the following:

- This is a request for approval of a final plat on 4.53 acres located off River Watch Parkway.
- The final plat submitted includes 34 townhouse lots with an average lot size of 2,235 square feet.
- The front setback for all of the lots is 20 feet from the right of way.
- The rear setback is 20 feet to accommodate utility and drainage easements.
- Parcel 6, consisting of 2.79 acres, includes the required buffers and open space and is to be dedicated to the HOA.
- Staff is recommending approval of the final plat.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Futch made a motion to approve Final Plat for Canton Park II, Tax Map 078 Parcel 922, 34 lots, 4.53 +/- acres, located off River Watch Parkway, and currently zoned T-R (Townhouse Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2f) Plan Revision

(H2f1) RZ21-07-05, Minor S-1 (Special) Revision, Tax Map 036 Parcel 005D, 15 +/- acres, located at 6001 Washington Road, and currently zoned S-1 (Special).

Staff member Nayna Mistry stated the following:

- This is a request for a minor revision to the current S-1 (Special) zoning for the property at 6001 Washington Road on 15 +/- acres.
- The existing zoning as per RZ17-07-05 allows for a horse rescue farm and religious, social, and educational event facility.

- The minor revision is to add a 1,500 square foot open wood structure for musical and other outdoor activities related to the approved uses.
- The uses and hours of operation will remain the same as approved and so there is no additional impact to the surrounding properties.
- The additional structure will be located between the barn and the chapel on the north side of Pine Knoll Farm Lane.
- It will be a 50 feet x 30 feet open structure with wood posts and a metal roof.
- This property is located in the Rural Character Area on the future land use map; this character area is characterized by low density single family residential uses and agricultural/forestry activities.
- Staff recommends approval.

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Wilder made a motion to approve RZ21-07-05, Minor S-1 (Special) Revision, Tax Map 036 Parcel 005D, 15+/- acres, located at 6001 Washington Road, and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried 4-0. Commissioner Dempsey abstained due to conflict of interest.

(H2g) Public Hearing

(H2g1) RZ21-07-01, Conditional Use for a Daycare, Tax Map 073E Parcel 063, 0.46+/- acres, located at 4234 Columbia Road, and currently zoned P-1 (Professional).

Staff member Will Butler stated the following:

- This is a request for a Conditional Use for Daycare for property located at 4234 Columbia Road on 0.46 +/- acres and currently zoned P-1 (Professional).
- The subject property is located on the south side of Columbia Road.
- Property to the east and south is zoned R-2 (Single Family Residential), property to the west is zoned P-1 (Professional), and property to the north across Columbia Road is zoned S-1 (Special) for a funeral home.
- Hours of operation are proposed from 6:30AM to 5:30PM.
- One of the conditions of the zoning was that hours of operation for a business on the site was limited from 7AM to 11PM, Monday through Saturday due to the proximity to residential properties.
- The applicant has noted that they will be opening at 6:30AM which is not permitted per the conditions of zoning and they have been made aware of this.
- Per Columbia County Code, a day care center must have at least 100 square feet of outdoor play area and at least 35 square feet of indoor space provided for each child served.
- The applicant has indicated that they intend to cap the number of children served to 33.
- Per code this would require 1,155 square feet of indoor space and 3,300 square feet of outdoor space.
- Per the provided site plan, existing buildings on the site are 1,583 square feet and 761 square feet, so there is ample room to provide the amount of indoor space in the main structure or split between the two if needed.
- In regards to the outdoor space, the back yard is well over 6,000 square feet, so this would easily meet code for the amount of outdoor space.
- Where the concern arises is that the number of parking spaces required for the 33 children would be a minimum of 8 spaces (2 +1 per 6 children).
- Currently, the property only has six parking spaces, so additional parking would be recommended per code.
- Columbia County Planning staff made a site visit on June 16th to place the public hearing notification sign and noted that the landscaping along the frontage that was shown on the approved site plan had not been installed as of that date.
- This has been brought up with the applicant who has stated that they have it scheduled with the landscaper, but staff does request a condition that this landscape strip be installed and inspected by the Columbia County Landscape Architect prior to issuance of a business license.

- Columbia County recently adopted an update to the Vision 2035 Comprehensive Plan with a revised Future Land Use Map.
- The subject property is located within a Professional Corridor on the Future Land Use Map.
- The existing zoning and this request meet the intent of the future land use map.
- Staff recommends to approve with conditions:

Conditions

Planning:

1. Hours of operation are limited per the conditions of RZ13-10-03 and all other conditions remain in place.
2. The number of children enrolled in the daycare shall be limited to 33 per the provided addendum.
3. Prior to issuance of a business license, the landscape strip noted on the approved site plan named Mark Alison, prepared by James G. Swift & Associates, and approved on April 27th, 2021 by Columbia County Plan Review shall be installed and inspected by the Columbia County Landscape Architect.

Planning Commission questions/comments/concerns:

Commissioner Wilder questioned staff about the proposed location of the additional parking spaces.

Staff member Will Butler showed the proposed location on the PowerPoint which will be reviewed during the plan review process.

Commissioner Dempsey questioned staff what the differences are with this request versus the previous request off Flowing Wells Road.

Staff member Will Butler answered they do not have a road closure time period due to a school zone, they have provided the limited number of children that meets the amount of space indoor and outdoor, parking is a concern, but there is a way to address that.

Commissioner Wilder questioned staff about the space of the driveway.

Staff member Will Butler answered this will be addressed during plan review.

Chairman Cox questioned staff whether there is something in place to avoid parents stopping on Columbia Road with their flashers on during drop-off and pick-up times.

Staff member Will Butler answered he is unaware if there is.

Chairman Cox stated this was a public hearing and asked if the applicant was present.

Billy Franke, 7111 Grayson Drive, Graniteville, SC:

- This is an impressive building with plenty of room and parking for the requested use.
- There will be a couple aprons for the parking area as well; asked staff member Will Butler if that is allowed.

Staff member Will Butler answered that it will need to be added to the site plan for plan review.

Valerie Mitchell, 2080 Glenn Falls:

- I have been operating a childcare business from my home in Columbia County since 2008.
- I started the childcare business in Hawaii in 2003.
- I am quality rated and have been looking for a space to run a full daycare.
- This location gives me the space to have different classrooms for more children.

Planning Commission questions/comments/concerns:

Chairman Cox questioned the applicant the ages of the children.

Valerie Mitchell answered it will be from ages 1-5 only, no school aged children and no transportation.

Billy Franke added that the applicant has a full understanding of what she needs and is making sure everything is accurate.

Valerie Mitchell added that she has always been compliant with state regulations.

Chairman Cox questioned the applicant about her hours of operation.

Valerie Mitchell answered that she was proposing 6:30AM to 5:30PM, however, the conditions on the

property will only allow me to open at 7AM. Therefore, I can adjust my hours to 7AM to 6PM.

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Conditional Use. Hearing none, he closed the public hearing and called for a motion.

Commissioner Wilder made a motion to approve with conditions RZ21-07-01, Conditional Use for a Daycare, Tax Map 073E Parcel 063, 0.46+/- acres, located at 4234 Columbia Road, and currently zoned P-1 (Professional). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g2) RZ21-07-02, Conditional Uses for a Gym, a School of the Arts, and Minor Vehicle Repair, Tax Map 078 Parcel 343, 1.26+/- acres, located at 4107 Colben Boulevard, and currently zoned M-1 (Light Industrial).

Staff member Danielle Montgomery stated the following:

- This is a request for Conditional Uses for a Gym, School of the Arts, and Minor Vehicle Repair, on 1.26 +/- acres, currently zoned M-1 (Light Industrial), and located at 4107 Colben Boulevard.
- Surrounding properties are zoned M-1 and M-2 (General Industrial) to the east and west, C-3 (Heavy Commercial) to the north and south, and PUD (Planned Unit Development) to the northeast.
- There are two buildings on the subject property, which currently has an active business license for Dish Network, operating out of one building, and a pending business license application for Hayden's Gymnastics and Cheer Academy for the second building.
- The applicant is requesting multiple Conditional Uses for the subject property; the application was triggered by the business license review for Hayden's Gym, which falls under a School of the Arts for gymnastics instruction per County code and requires a Conditional Use to operate in M-1, however the property owner is requesting multiple conditional uses in order to provide a wider range of possible future tenants.
- The subject parcel is an expansion from the primary location for Hayden's Gym on the adjacent property at 4300 Evans to Locks Road; the gym utilizes the building for their Junior Gym for students between 18 months and 6 years of age and offers programs in gymnastics, cheerleading, and gymnastics-related activities.
- Hayden's Gym has also previously utilized the property at 4105 Colben Boulevard for their classes, which obtained Conditional Use approval in 2015.
- This area is already providing multiple civic and recreational services, and the proposed Conditional Uses for the gym and school of the arts are appropriate in this area.
- The additional Conditional Use requested for Minor Vehicle Repair is for the property owner's benefit, in the event either of the current tenants moves out.
- This conditional use is being requested in order to provide the widest range of options for future tenants in this location; there is currently not a minor vehicle repair business existing or proposed on the property, which is unusual for a Conditional use request.
- Minor Vehicle Repair includes audio and alarm installation, custom accessories, quick lubrication facilities, minor scratch and dent repair, emissions testing, bed liner installation, and glass repair or replacement.
- Adjacent and nearby properties are already in use for similar purposes (vehicle repair on the adjacent property at 4111 Colben Boulevard, and a Conditional Use for Minor Vehicle Repair approved for a glass repair shop off Columbia Industrial Boulevard under RZ19-03-01).
- This parcel is within the Evans Town Center Activity Center on the Future Land Use map, which is a Mixed Use Activity Center intended for shops, restaurants, office, higher density residential, civic uses, and open space.
- The subject parcel is within an existing industrial area, however there are multiple nearby properties that have been rezoned or had Conditional Uses approved for other recreational and civic uses.
- The proposed uses meet the intent of the Activity Center to provide for a mix of uses, including civic and commercial uses, and are appropriate within the Activity Center and the context of the local development pattern.

- Staff recommends approval.

Chairman Cox stated this was a public hearing and asked if the applicant was present. Applicant present, no information added.

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Conditional Use. Hearing none, he closed the public hearing and called for a motion.

Commissioner Futch made a motion to approve RZ21-07-02, Conditional Uses for a Gym, a School of the Arts, and Minor Vehicle Repair, Tax Map 078 Parcel 343, 1.26+/- acres, located at 4107 Colben Boulevard, and currently zoned M-1 (Light Industrial). Commissioner Wilder 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; therefore Commissioner Carraway made the motion to adjourn the meeting at 6:56p.m. Commissioner Futch seconded the motion. Motion carried unanimously.

Signature on File
Jim Cox, Chairman

Signature on File
Scott Sterling, Planning Services Director