

The following is a draft of the actions taken at the November 18, 2021 Columbia County Planning Commission meeting. This document has not been reviewed or approved by the Planning Commission and is not an official record of the meeting. The Board will approve the official minutes on December 2, 2021.



**Columbia County Planning Commission
November 18, 2021 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Vice-Chairman Al Dempsey
Commissioner Russell Wilder
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
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 Carraway 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 and Commissioner Futch absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) November 4, 2021

Commissioner Wilder made a motion to approve the November 4, 2021 meeting minutes. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Carraway made a motion to approve the November 18, 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's License

(H2a1) Massage Operator's License for Krystina Carrino dba Le Salon Day Spa, located at 807

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Oakhurst Dr Suite B, for on premise and mobile massage services.

Staff member Will Butler presented the staff recommendation.

Vice-Chairman Dempsey called for a motion.

Commissioner Carraway made a motion to approve the Massage Operator's License for Krystina Carrino dba Le Salon Day Spa, located at 807 Oakhurst Dr Suite B, for on premise and mobile massage services. Commissioner Wilder seconded the motion. The motion carried 3-0.

(H2a2) Massage Operator's License for Kristen Luke, located at 3685 River Watch Parkway Suite 105, for on premise massage services only.

Staff member Will Butler presented the staff recommendation.

Vice-Chairman Dempsey called for a motion.

Commissioner Wilder made a motion to approve the Massage Operator's License for Kristen Luke, located at 3685 River Watch Parkway Suite 105, for on premise massage services only. Commissioner Carraway seconded the motion. The motion carried 3-0.

(H2b) Temporary Use Authorization

(H2b1) Temporary Use Authorization, Tax Map 001B Parcel 011, 0.46 +/- acres, located at 3694 Johns Road, and currently zoned R-4 (Recreational Residential).

Staff member Jennifer Neal presented the staff report.

Vice-Chairman Dempsey called for a motion.

Commissioner Carraway made a motion to approve the Temporary Use Authorization, Tax Map 001B Parcel 011, 0.46 +/- acres, located at 3694 Johns Road, and currently zoned R-4 (Recreational Residential). Commissioner Wilder seconded the motion. The motion carried 3-0.

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Final Plat

(H2e1) Final Plat for Paul Okojie, Tax Map 074 Parcel 130, 5 lots, 7.67 +/- acres, located at 478 Wilkins Road, and currently zoned R-1 (Single Family Residential) & M-1 (Light Industrial).

Staff member Danielle Montgomery presented the staff report.

Vice-Chairman Dempsey called for a motion.

Commissioner Wilder made a motion to approve the Final Plat for Paul Okojie, Tax Map 074 Parcel 130, 5 lots, 7.67 +/- acres, located at 478 Wilkins Road, and currently zoned R-1 (Single Family Residential) & M-1 (Light Industrial). Commissioner Carraway seconded the motion. The motion carried 3-0.

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(H2f) Plan Revision

(H2f1) RZ21-11-08, Minor PUD (Planned Unit Development) Revision, Tax Map 066 Parcel 008B (Portion of), 1.64 +/- acres, located at 5118 and 5120 Washington Road, and currently zoned PUD (Planned Unit Development).

Staff member Nayna Mistry presented the staff report.

Vice-Chairman Dempsey called for a motion.

Commissioner Wilder made a motion to approve with condition RZ21-11-08, Minor PUD (Planned Unit Development) Revision, Tax Map 066 Parcel 008B (Portion of), 1.64 +/- acres, located at 5118 and 5120 Washington Road, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried 3-0.

Condition:

Planning:

A maximum of three principal signs, with no more than one on each wall, that total a maximum of 75 square feet are allowed for each tenant.

(H2g) Public Hearing

(H2g1) RZ21-11-05 Part I, Rezone from R-1 (Single Family Residential) to PUD (Planned Unit Development), Tax Map 069 Parcel 097A (portion of), 11.42 +/- portion of 16.45 +/- total acres, located at 4848 Wrightsboro Road, and currently zoned R-1 (Single Family Residential).

RZ21-11-05 Part II, Major PUD (Planned Unit Development) Revision, Tax Map 075 Parcel 098, 71.1 +/- acres, located at 729 Reynolds Road, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff report.

Vice-Chairman Dempsey opened the public hearing at 6:11p.m. for anyone to speak for or against the rezoning or revision. Hearing none, he closed the public hearing at 6:14p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions RZ21-11-05 Part I, Rezone from R-1 (Single Family Residential) to PUD (Planned Unit Development), Tax Map 069 Parcel 097A (portion of), 11.42 +/- portion of 16.45 +/- total acres, located at 4848 Wrightsboro Road, and currently zoned R-1 (Single Family Residential) and RZ21-11-05 Part II, Major PUD (Planned Unit Development) Revision, Tax Map 075 Parcel 098, 71.1 +/- acres, located at 729 Reynolds Road, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried 3-0.

Conditions:

Planning:

1. The minimum buffer width along Wrightsboro Road and Reynolds Road shall be 50 feet.
2. Required buffers must be supplemented to meet or exceed the standards of Section 90-139 and must provide a visual screen to a height of at least 6 feet within two growing seasons. Any existing vegetation within the buffer area shall be retained.
3. 7.5-foot side setbacks shall apply to the 50- and 60-foot lots in the development, provided they comply with the design standards outlined in the PUD narrative and pattern book.

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(H2g2) RZ21-11-06, Major PUD (Planned Unit Development) Revision, Tax Map 051 Parcels 1422-1426, a total of 11.2 +/- acres, located off Baker Place Road, Warrior Way, and William Few Parkway, and currently zoned PUD (Planned Unit Development).

Staff member Nayna Mistry presented the staff report.

Vice-Chairman Dempsey opened the public hearing at 6:15p.m. for anyone to speak for or against the revision.

Bill Corder, 842 Sparkleberry Road:

Representative for the applicant and spoke briefly about the applicant being in agreement with the conditions recommended by staff, this will be reducing the number of units, and that there will be inner connectivity to assist with in and out traffic for the development.

The following members of the public spoke regarding the application:

Kaye Jones, 1907 Long Creek Falls

Sterling Packer, 8612 Crenshaw Drive

Jeremy Pennington, 3908 Griesse Lane

Barry Jefferson, 744 Burch Creek Drive

The members of the public expressed concerns about traffic, the need for William Few Parkway and Baker Place Road improvements, first responder response capability, school pick-up and drop-off, and road widening.

Planning Commission questions/comments/concerns:

Planning Commission explained to the public the zoning for the property was previously approved and this request is for a revision to improve the site layout and suggested the public contact the Board of Education in reference to school pick-up and drop-off concerns.

Vice-Chairman Dempsey closed the public hearing at 6:35p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions RZ21-11-06, Major PUD (Planned Unit Development) Revision, Tax Map 051 Parcels 1422-1426, a total of 11.2 +/- acres, located off Baker Place Road, Warrior Way, and William Few Parkway, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried 3-0.

Conditions:

Traffic Engineering:

1. All driveways shall be designed in conformance with the Criteria and Guidelines for Project Access Improvements on County Roadways.
2. A single right-in, right-out driveway will be allowed on Baker Place Road provided all driveway spacing requirements are met and that the driveway will provide a median to prevent left turns.
3. Full access on William Few Parkway will require right and left turn lanes.
4. Secondary access onto William Few Parkway will be limited to right-in only and must meet driveway spacing requirements.
5. For reference, minimum driveway spacing for 45mph road is 230 FT as measured from the termini of the return radius.

Planning:

1. The townhome amenity shall include benches and trees in the common gathering space.

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2. Signage shall be of a monument style compatible with the sign on the adjacent parcel located at tax map 051 parcel 1421.

(H2g3) RZ21-11-07, Rezone from R-4 (Recreational Residential) to S-1 (Special), Tax Map 001 Parcel 004, 23.17 +/- acres, located at 3850 Kamper Klub Road, and currently zoned R-4 (Recreational Residential).

Staff member Danielle Montgomery presented the staff report.

Vice-Chairman Dempsey opened the public hearing at 6:35p.m.

Vice-Chairman Dempsey asked if the applicant was present.

Jeanne Whitaker, 3850 Kamper Klub Road:

Spoke briefly about paving and widening the road, the possibility of the road being considered private or public, and further explained the project.

Vice-Chairman Dempsey asked if there was anyone to speak for or against the rezoning.

The following member of the public spoke regarding the application:

Steve Johnson, 3911 Kamper Klub Road

The member of the public expressed concerns about not wanting any development before the paving of the road, liability and safety, drainage and erosion issues from paving the road, and the roadway being too narrow for this kind of development.

Planning Commission questions/comments/concerns:

Planning Commission questioned the applicant on a time frame for postponing the item.

The applicant and Planning Commission further discussed the time needed if the motion is postponed.

Vice-Chairman Dempsey closed the public hearing at 6:57p.m. and called for a motion.

Commissioner Carraway made a motion to postpone to December 16, 2021 a decision on application RZ21-11-07, Rezone from R-4 (Recreational Residential) to S-1 (Special), Tax Map 001 Parcel 004, 23.17 +/- acres, located at 3850 Kamper Klub Road, and currently zoned R-4 (Recreational Residential). Commissioner Wilder seconded the motion. The motion carried 3-0.

(H2h) Text Amendments

(H2i) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

Latoya Barnett, 987 Mitchell Lane:

Expressed concerns for the children and school administration in reference to RZ21-11-06 including the possibility of increased truancy.

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There was no further business to discuss; Commissioner Wilder made the motion to adjourn the meeting at 7:00p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

Signature on File
Al Dempsey, Vice-Chairman

Signature on File
Scott Sterling, Planning Services Director