



**Columbia County Planning
Commission December 2,
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
Cara Harden, Administrative Specialist
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

Vice-Chairman Dempsey 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) November 18, 2021

Commissioner Carraway made a motion to approve the November 18, 2021 meeting minutes. Commissioner Wilder seconded the motion. The motion carried 3-0. Chairman Cox and Commissioner Futch abstained from the vote.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to amend the agenda by removing (H2g4) RZ21-12-04, Rezone from PDD (Planned Development District) to S-1 (Special), Tax Map 078C Parcel 005, 0.816 +/- acres, located at 206 Flowing Wells Road, and currently zoned PDD (Planned Development District). Commissioner Futch made a motion to approve the December 2, 2021 amended 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

(H2b) Temporary Use Authorization

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Final Plat

(H2f) Plan Revision

(H2f1) RZ21-12-05, Minor S-1 (Special) Revision, Tax Map 073I Parcel 001B (portion of), 101.03 +/- acres, located at 4600 Columbia Road, and currently zoned S-1 (Special).

Staff member Will Butler presented the staff report.

Chairman Cox called for a motion.

Commissioner Futch made a motion to approve RZ21-12-05, Minor S-1 (Special) Revision, Tax Map 073I Parcel 001B (portion of), 101.03 +/- acres, located at 4600 Columbia Road, and currently zoned S-1 (Special). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g) Public Hearing

(H2g1) RZ21-12-01, Rezone from S-1 (Special) to P-1 (Professional), Tax Map 051 Parcel 003B (portion of), 2.09 +/- portion of 17.07 +/- total acres, located at 2029 William Few Parkway, and currently zoned S-1 (Special).

Staff member Nayna Mistry presented the staff report.

Chairman Cox opened the public hearing at 6:11 p.m.

Chairman Cox asked if the applicant was present.

Dave Lachman, 217 Eutaw Springs Trail:

Spoke briefly about the history of Evans Christian Academy, how the professional zoning would help the surrounding area, that sewer and water would be extended, and how the sale of the property would give Evans Christian Academy the funds to begin building.

Chairman Cox asked if there was anyone to speak for or against the rezoning.

The following member of the public spoke regarding the application:

Ruth Brosnahan, 1181 Sumter Landing Circle

The member of the public expressed concerns about school choice, property value, and the future development map in support of the request.

Chairman Cox closed the public hearing at 6:22 p.m. and called for a motion.

Commissioner Wilder made a motion to disapprove RZ21-12-01, Rezone from S-1 (Special) to P-1 (Professional), Tax Map 051 Parcel 003B (portion of), 2.09 +/- portion of 17.07 +/- total acres, located at 2029 William Few Parkway, and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g2) RZ21-12-02, Major PUD (Planned Unit Development) Revision, Tax Map 072 Parcel 231Q, 1.08 +/- acres, located off Ronald Reagan Drive & North Belair Road, and currently zoned PUD (Planned Unit Development).

Staff member Nayna Mistry presented the staff report.

Chairman Cox asked if the applicant was present. Applicant not present.

Chairman Cox opened the public hearing at 6:25 p.m. for anyone to speak for or against the major PUD revision. Hearing none, he closed the public hearing at 6:25 p.m. and called for a motion.

Commissioner Futch made a motion to withdraw without prejudice RZ21-12-02, Major PUD (Planned Unit Development) Revision, Tax Map 072 Parcel 231Q, 1.08 +/- acres, located off Ronald Reagan Drive & North Belair Road, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g3) RZ21-12-03, Rezone from R-2 (Single Family Residential) to PRD (Planned Residential Development), Tax Map 079 Parcels 110 & 110A, 14.353 +/- acres, located at 4204 Washington Road, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:31 p.m.

Chairman Cox asked if the applicant was present. Applicant not present.

Chairman Cox asked if there was anyone to speak for or against the rezoning.

The following members of the public spoke regarding the application:

Larry Williams, 4464 Whisperwood Drive

Jacob Gray, 4200 Washington Road

Lawrence Harris, 270 Legion Drive

The members of the public expressed concerns about traffic on Owens Road, stormwater runoff, road widening, and buffers.

Chairman Cox closed the public hearing at 6:37 p.m. and called for a motion.

Commissioner Futch made a motion to postpone to February 3, 2022 RZ21-12-03, Rezone from R-2 (Single Family Residential) to PRD (Planned Residential Development), Tax Map 079 Parcels 110 & 110A, 14.353 +/- acres, located at 4204 Washington Road, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g4) VA21-12-02, Variance to Section 90-98 *List of lot & Structure Requirements*, Tax Map 082A Parcel 086, 0.9 +/- acres, located at 101 Bellewood Drive, and currently zoned C-2 (General Commercial).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:41 p.m.

Chairman Cox asked if the applicant was present.

Lance Cheeley, 1104 Camden Drive:

Spoke briefly about how they are in support of staff's conditions, the difficulty of the site, and adding additional landscaping.

Chairman Cox asked if there was anyone to speak for or against the variance request. Hearing none, he closed the public hearing at 6:43 p.m. and called for a motion.

Vice-Chairman Dempsey made a motion to approve with conditions VA21-12-02, Variance to Section 90-98 *List of lot & Structure Requirements*, Tax Map 082A Parcel 086, 0.9 +/- acres, located at 101 Bellewood Drive, and currently zoned C-2 (General Commercial). Commissioner Carraway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Prior to issuance of a building permit, the building elevations shall be reviewed and approved by the Planning Commission. The materials and building features shall include stucco walls with a stacked stone water table, metal accent panels, a glass store front, and glass garage bay doors. Alternate materials may be approved by the Planning Commission and the elevation shall substantially comply with the submitted concept elevation except for the rear elevation presented shall not be permitted to be CMU as shown. The proposed dumpster enclosure shall also be constructed of materials matching the structures on the site.
2. The landscape plan shall be prepared by a licensed landscape architect and shall include additional landscaping along the Bellewood Drive frontage to break up the back of the proposed building.

(H2g5) VA21-12-03, Variance to Section 90-135 *Signs*, Tax Map 028 Parcel 027A, 47 +/- acres, located at 785 Innovation Parkway, and currently zoned M-2 (General Industrial).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:47 p.m.

Chairman Cox asked if the applicant was present. Applicant present, but did not provide any additional information.

Chairman Cox asked if there was anyone to speak for or against the variance request. Hearing none, he closed the public hearing at 6:48 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions VA21-12-03, Variance to Section 90- 135 *Signs*, Tax Map 028 Parcel 027A, 47 +/- acres, located at 785 Innovation Parkway, and currently zoned M-2 (General Industrial). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. One miscellaneous freestanding sign is allowed as proposed. Due to the height and size, this sign shall meet the setback and location requirements for principal freestanding signs found in Section 90-135.
2. A sign permit application must be submitted for the miscellaneous freestanding sign in order to verify the location and dimensions are correct as constructed. This application must be submitted within 30 days of approval by the Board of Commissioners.

(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 Futch made the motion to adjourn the meeting at 6:48 p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

Signature on File
Jim Cox, Chairman

Signature on File
Scott Sterling, Planning Services Director