



**Columbia County Planning Commission
December 16, 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 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

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 4 Commissioners present (80% Quorum). Commissioner Futch absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

Commissioner Wilder made a motion to approve the December 2, 2021 meeting minutes. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Wilder made a motion to approve the December 16, 2021 Agenda. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H1a) Rezoning

(H1a1) 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.

Chairman Cox opened the public hearing at 6:05p.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. Hearing none, he closed the public hearing at 6:05 p.m. and called for a motion.

Vice-Chairman Dempsey made a motion to postpone to March 3, 2022, 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 Carraway seconded the motion. The motion carried unanimously.

(H2) New Business

(H2a) Massage Operator's License

(H2a1) Massage Operator's License for Em. Body Massage LLC, located at 4436 Columbia Road Suite 204, for on premise and mobile massage services.

Staff member Will Butler presented the staff recommendation.

Chairman Cox called for a motion.

Commissioner Wilder made a motion to approve Massage Operator's License for Em Body Massage LLC, located at 4436 Columbia Road Suite 204, for on premise and mobile massage services. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2b) Temporary Use Authorization

(H2a1) Temporary Use Authorization Extension, Tax Map 042 Parcel 311, 2.79 +/- acres, located at 927 Carlene Drive, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff report.

Chairman Cox called for a motion.

Commissioner Wilder made a motion to approve the Temporary Use Authorization Extension, Tax Map 042 Parcel 311, 2.79 +/- acres, located at 927 Carlene Drive, and currently zoned R-A (Residential Agricultural); with condition for an extension of the temporary use authorization for 60 days from the date of approval. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Final Plat

(H2f) Plan Revision

(H2g) Public Hearing

(H2g1) 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).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:10p.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. Hearing none, he closed the public hearing at 6:10 p.m. and called for a motion.

Commissioner Wilder made a motion to withdraw without prejudice 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). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g2) RZ21-12-06, Major PUD (Planned Unit Development) Revision, Tax Map 072 Parcels 231Q & 545, 1.2 +/- acres combined, 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 opened the public hearing at 6:20p.m.

Chairman Cox asked if the applicant was present.

John Bojeskul, 2108 Wythe Drive and Bill Corder, 842 Sparkleberry Road:
Spoke briefly about how they are in support of staff's conditions and how they have already revised the site plan to be submitted tomorrow to staff.

Planning Commission questioned the applicant on possible tenants.
Applicant answered Planning Commission's question.

Chairman Cox asked if there was anyone to speak for or against the major PUD revision. Hearing none, he closed the public hearing at 6:22 p.m. and called for a motion.

Vice-Chairman Dempsey made a motion to approve with conditions RZ21-12-06, Major PUD (Planned Unit Development) Revision, Tax Map 072 Parcels 231Q & 545, 1.2 +/- acres combined, located off Ronald Reagan Drive & North Belair Road, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. There shall be provided a 5 foot wide landscape strip between the stormwater easement and any drive-thru lane along the North Belair Road frontage.
2. A Landscape Architect shall design the landscape plan to ensure consistency with new surrounding installations and provide sufficient screening of the drive-thru lanes along North Belair Road.
3. This plan is contingent upon an Encroachment Agreement approval by the Board of Commissioners and to allow for minor modifications as necessary.

Stormwater:

1. An Easement Encroachment Agreement will be required.
2. Any building foundations need to be a minimum of 10 FT from any stormwater easement.

(H2h) Text Amendments

(H2i) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

Director Scott Sterling thanked Planning Commission for their year of service and wished everyone a Merry Christmas.

Chairman Cox mentioned the Kentucky disaster relief and how to donate.

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Wilder made the motion to adjourn the meeting at 6:24p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

-

Signature on File
Jim Cox, Chairman

Signature on File
Scott Sterling, Planning Services Director