



**Columbia County Planning Commission
January 6, 2022 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Jim Cox
Vice-Chairman Al Dempsey
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
Paul Scarbary, Development Services Division
Director
Dana Rhodes, Code Enforcement Manager
Members of the Public

A. CALL TO ORDER

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

B. INVOCATION

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

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) December 16, 2021

Commissioner Carraway made a motion to approve the December 16, 2021 meeting minutes. Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to amend the agenda by removing (H2a1) Election of Officers 2022. Commissioner Futch made a motion to approve the January 6, 2022 amended Agenda. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a) Election of Officers

(H2b) Massage Operator's License

(H2b1) Massage Operator's License for Sol Cave and Spa LLC dba Sol Himalayan Salt Cave and Spa, located at 7013 Evans Town Center Boulevard Suite 201, for on premise massage services only.

Staff member Will Butler presented the staff recommendation.

Chairman Cox called for a motion.

Commissioner Futch made a motion to approve Massage Operator's License for Sol Cave and Spa LLC dba Sol Himalayan Salt Cave and Spa, located at 7013 Evans Town Center Boulevard Suite 201, for on premise massage services only. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Final Plat

(H2f) Minor Waiver

(H2f1) MW21-12-01, Minor Waiver, Tax Map 081 Parcel 384, 0.157 +/- acres, located at 2051 Egret Circle, and currently zoned PUD (Planned Unit Development). **Presented as Information only.**

Staff member Will Butler presented the staff recommendation.

(H2g) Public Hearing

(H2g1) RZ22-01-01, Rezone from S-1 (Special) to R-A (Residential Agricultural), Tax Map 058 Parcel 020C, 7.34 +/- acres, located at 5457 Tubman Road, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff report.

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

Commissioner Carraway made a motion to approve RZ22-01-01, Rezone from S-1 (Special) to R-A (Residential Agricultural), Tax Map 058 Parcel 020C, 7.34 +/- acres, located at 5457 Tubman Road, and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g2) RZ22-01-02, Rezone from C-1 (Neighborhood Commercial) to M-1 (Light Industrial), Tax Map 078B Parcel 053, 0.68 +/- acres, located at 4165 Wheeler Road, and currently zoned C-1 (Neighborhood Commercial).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:07 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 rezoning. Hearing none, he closed the public hearing at 6:07 p.m. and called for a motion.

Commissioner Futch made a motion to approve RZ22-01-02, Rezone from C-1 (Neighborhood Commercial) to M-1 (Light Industrial), Tax Map 078B Parcel 053, 0.68 +/- acres, located at 4165 Wheeler Road, and currently zoned C-1 (Neighborhood Commercial). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g3) VA22-01-01, Variances to Sections 90-98 *List of Lot & Structure Requirements* and 90-139 *Buffers and Screening*, Tax Map 078B Parcel 053, 0.68 +/- acres, located at 4165 Wheeler Road, and currently zoned C-1 (Neighborhood Commercial).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:11 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. Hearing none, he closed the public hearing at 6:11 p.m. and called for a motion.

Commissioner Futch made a motion to approve with conditions VA22-01-01, Variances to Sections 90-98 *List of Lot & Structure Requirements* and 90-139 *Buffers and Screening*, Tax Map 078B Parcel 053, 0.68 +/- acres, located at 4165 Wheeler Road, and currently zoned C-1 (Neighborhood Commercial). Commissioner Carraway seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. Building setbacks for the existing building shall be reduced to match the existing building location. Any additions or new construction must comply with the M-1 setbacks as per Section 90-98.
2. The buffer along the western property line shall be reduced to a 10-foot structural buffer.
3. The buffer along the rear property line shall be reduced to a structural buffer only, with no landscaping required. A solid fence must be installed along this property line to the rearmost point of the building.

(H2g4) RZ22-01-03, Major PUD (Planned Unit Development) Revision, Tax Map 060 Parcel 1702, 0.3 +/- acres, located at 1028 Bartram Ridge, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:14 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 revision. Hearing none, he closed the public hearing at 6:14 p.m. and called for a motion.

Commissioner Futch made a motion to approve with conditions RZ22-01-03, Major PUD (Planned Unit Development) Revision, Tax Map 060 Parcel 1702, 0.3 +/- acres, located at 1028 Bartram Ridge, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

Conditions

Planning:

The side building setback is reduced to 7.5 feet for the east side property line, between the subject parcel and 1030 Bartram Ridge, only. All other property lines shall retain the setbacks as defined in the PUD.

Stormwater:

Revised grading plans are required and must be submitted and approved prior to construction continuing on the site.

(H2g5) RZ22-01-04, Major PUD (Planned Unit Development) Revision, Tax Map 060 Parcel 1703, 0.35 +/- acres, located at 1030 Bartram Ridge, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:16 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 revision. Hearing none, he closed the public hearing at 6:16 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with conditions RZ22-01-04, Major PUD (Planned Unit Development) Revision, Tax Map 060 Parcel 1703, 0.35 +/- acres, located at 1030 Bartram Ridge, and currently zoned PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions

Planning:

The reduction of the side setback to 7.5 feet shall only apply to the west property line adjacent to 1028 Bartram Ridge.

Stormwater:

Revised grading plans are required and must be submitted and approved prior to construction continuing on the site.

(H2g6) RZ22-01-05, Rezone from R-A (Residential Agricultural) to S-1 (Special), Tax Map 063 Parcel 003K, 21.2 +/- acres, located at 1209 Lakeview Drive, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:22 p.m.

Chairman Cox asked if the applicant was present.

Bret Cathey, 133 Kings Way:

Spoke briefly about the property not being a concrete plant, the business has been operational for 6 years, that employees go straight to work sites, the larger building shown on the plan is for future use, and that permits were not pulled for the building on site because he did not consider it to be a building needing permits.

Annette Cathey, 133 Kings Way

Submitted pictures of the surrounding area.

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

The following member of the public spoke regarding the application:
Carla Harrison, 1467 Lakeview Drive

The member of the public expressed concerns about road conditions with high traffic, noise, why the owners are not being taxed as a business, and that it would cause a big change in the area.

Planning Commission questions/comments/concerns:

Planning Commission questioned staff on whether this would set a precedent and if the City of Grovetown had submitted any comments on the rezoning.

Staff answered Planning Commissions comments.

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

Vice-Chairman Dempsey made a motion to approve with condition RZ22-01-05, Rezone from R-A (Residential Agricultural) to S-1 (Special), Tax Map 063 Parcel 003K, 21.2 +/- acres, located at 1209 Lakeview Drive, and currently zoned R-A (Residential Agricultural). Commissioner Carraway seconded the motion. The motion carried unanimously.

Condition

Building Standards:

The unpermitted structure must be permitted. To obtain a permit, an engineered stamped plan must be submitted confirming proper calculations have been done and the structure meets current codes.

(H2g7) VA22-01-02, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 070 Parcels 003I & 003B, 23.05 +/- and 9.9 +/- acres respectively, located at 3157 & 3165 Gordon Highway, and currently zoned C-C (Community Commercial).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:35 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 variance. Hearing none, he closed the public hearing at 6:36p.m. and called for a motion.

Commissioner Futch made a motion to postpone to January 20, 2022 VA22-01-02, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 070 Parcels 003I & 003B, 23.05 +/- and 9.9 +/- acres respectively, located at 3157 & 3165 Gordon Highway, and currently zoned C-C (Community Commercial). Commissioner Carraway 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 Futch made the motion to adjourn the meeting at 6:37p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

Signature on File
Jim Cox, Chairman

Signature on File
Scott Sterling, Planning Services Director