



Columbia County Planning Commission
January 20, 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
Jennifer Neal, Planning Technician
Cara Harden, Administrative Specialist
Robbie Bennett, Executive Director,
Columbia County Development Authority
Members of the Public

A. CALL TO ORDER

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

B. INVOCATION

Commissioner Futch 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 Wilder absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) January 6, 2022

Commissioner Futch made a motion to approve the January 6, 2022 meeting minutes. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to amend the January 20, 2022 Agenda by adding (H2e2) Final Plat for Wrights Farm Section 2, Tax Map 075 Parcel 098, 79 lots, 21.33 +/- acres, located off Reynolds Road, and currently zoned PUD (Planned Unit Development) and (H2e3) Final Plat for Royal Oak & Linsmore II, Tax Map 051 Parcels 1719, 1720, & 1436, 73 lots, 14.58 +/- acres, located off Canterbury Farms Parkway, and currently zoned PUD (Planned Unit Development). Commissioner Futch made a motion to approve the January 20, 2022 amended Agenda. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H1a) Rezoning

(H1b) Variance

(H1b1) 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). **Postponed from January 6, 2022**

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.

Peter Vidal, Architect for the project:

Robbie Bennett, Executive Director, Columbia County Development Authority:

Spoke briefly about the project having no timeline on when construction would be completed.

Chairman Cox asked if there was anyone to speak for or against the variance. Hearing none, he closed the public hearing at 6:07 p.m. and called for a motion.

Commissioner Futch made a motion to approve 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.

(H2) New Business

(H2a) Election of Officers

(H2a1) Election of Officers 2022

Chairman

Commissioner Dempsey called for nominations of the Columbia County Planning Commission Chairman.

Commissioner Futch nominated Commissioner Cox to resume office of Chairman.

Commissioner Dempsey stated that Commissioner Cox has been nominated for the Columbia County Planning Commission Chairman. Nomination carried 4-0. Commissioner Wilder absent.

Vice-Chairman

Commissioner Cox called for nominations of the Columbia County Planning Commission Vice-Chairman.

Commissioner Carraway nominated Commissioner Dempsey to resume office of Vice-Chairman. Nomination carried 4-0. Commissioner Wilder absent.

(H2b) Temporary Use Authorization

(H2b1) Temporary Use Authorization, Tax Map 063 Parcel 015, 1.2 +/- acres, located at 1142 Lakeview Drive, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Commissioner Futch made a motion to approve Temporary Use Authorization, Tax Map 063 Parcel 015, 1.2 +/- acres, located at 1142 Lakeview Drive, and currently zoned R-A (Residential Agricultural).

Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2c) Massage Operator's License

(H2c1) Massage Operator's License for Cheryl Connell and Ysarai Rodriguez dba C-Y Transformations, located at 3506 Professional Circle Suite A, for on premise and mobile massage services.

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 Cheryl Connell and Ysarai Rodriguez dba C-Y Transformations, located at 3506 Professional Circle Suite A, for on premise and mobile massage services. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2c2) Massage Operator's License for Faith O'Neill, located at 4436 Columbia Road, for on premise and mobile massage services.

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 Faith O'Neill, located at 4436 Columbia Road, for on premise and mobile massage services. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2c3) Massage Operator's License for Michelle Schmidt dba Michelle Lynn LMT, located at 1105 Furys Lane Suite A, 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 Michelle Schmidt dba Michelle Lynn LMT, located at 1105 Furys Lane Suite A, for on premise massage services only. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2c4) Massage Operator's License for Amera Fischer, located at 4210 Columbia Road Suite 4A, 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 Amera Fischer, located at 4210 Columbia Road Suite 4A, for on premise massage services only. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2c5) Massage Operator's License for Your Me Time Massage & Spa LLC, located at 3685 River Watch Parkway Suite 105, for on premise and mobile massage services.

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 Your Me Time Massage & Spa LLC, located at 3685 River Watch Parkway Suite 105, for on premise and mobile massage services. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2c6) 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.

Chairman Cox called for a motion.

Commissioner Futch made a motion to approve 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 unanimously.

(H2d) Preliminary Plat

(H2e) Final Plat

(H2e1) Final Plat for Yelton Farms, Tax Map 015 Parcel 001C, 17 lots, 51.03 +/- acres, located at 3340 Ray Owens Road, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Vice-Chairman Dempsey made a motion to approve Final Plat for Yelton Farms, Tax Map 015 Parcel 001C, 17 lots, 51.03 +/- acres, located at 3340 Ray Owens Road, and currently zoned R-A (Residential Agricultural). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2e2) Final Plat for Wrights Farm Section 2, Tax Map 075 Parcel 098, 79 lots, 21.33 +/- acres, located off Reynolds Road, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Commissioner Futch made a motion to approve Final Plat for Wrights Farm Section 2, Tax Map 075 Parcel 098, 79 lots, 21.33 +/- acres, located off Reynolds Road, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2e3) Final Plat for Royal Oak & Linsmore II, Tax Map 051 Parcels 1719, 1720, & 1436, 73 lots, 14.58 +/- acres, located off Canterbury Farms Parkway, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Commissioner Futch made a motion to approve Final Plat for Royal Oak & Linsmore II, Tax Map 051 Parcels 1719, 1720, & 1436, 73 lots, 14.58 +/- acres, located off Canterbury Farms Parkway, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2f) Plan Revision

(H2g) Public Hearing

(H2g1) RZ22-01-06, Major S-1 (Special) Revision, Tax Map 050 Parcel 006B, 46.03 +/- acres, located at 5462 Columbia Road, and currently zoned S-1 (Special).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:19 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 Major S-1 Revision. Hearing none, he closed the public hearing at 6:19 p.m. and called for a motion.

Commissioner Carraway made a motion to approve RZ22-01-06, Major S-1 (Special) Revision, Tax Map 050 Parcel 006B, 46.03 +/- acres, located at 5462 Columbia Road, and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g2) VA22-01-03, Variance to Sections 90-98 *List of Lot & Structure Requirements* & 90-139 *Buffers and Screening*, Tax Map 074C Parcel 008, 3.38 +/- acres, located at 670 South Old Belair Road, and currently zoned M-1 (Light Industrial).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:23 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 6:24 p.m. and called for a motion.

Commissioner Futch made a motion to approve VA22-01-03, Variance to Sections 90-98 *List of Lot & Structure Requirements* & 90-139 *Buffers and Screening*, Tax Map 074C Parcel 008, 3.38 +/- acres, located at 670 South Old Belair Road, and currently zoned M-1 (Light Industrial). Commissioner Carraway seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. Building setbacks are reduced to 10'. Structural buffers are waived adjacent to the following parcels: tax map 074C parcels 009, 111, 111C, & 210. Where required by Section 90-147 Use Provisions, the structural buffer shall be required as specified in that section. The structural buffer is reduced to 10' adjacent to all other property lines.
2. A photometric plan showing footcandle readings of 1.0 or less at the property line shall be submitted and reviewed at site plan review.
3. Dumpsters shall not be picked up except between the hours of 8AM and 11PM. Dumpster enclosures shall not be located adjacent to or within 40' of tax map 074C parcels 006 or 007.

(H2h) Text Amendments

(H2i) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

(J1) Year in Review and Multifamily Report

Staff member Danielle Montgomery presented both reports.

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Futch made the motion to adjourn the meeting at 6:34 p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

Signature on File

Jim Cox, Chairman

Signature on File

Scott Sterling, Planning Services Director