



**Columbia County Planning Commission
February 3, 2022 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
Paul Scarbary, Development Services Division
Director
Members of the Media
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

Commissioner Futch 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) January 20, 2022

Commissioner Futch made a motion to approve the January 20, 2022 meeting minutes. Commissioner Carraway seconded the motion. The motion carried 4-0. Commissioner Wilder abstained from the vote.

F. APPROVAL OF THE AGENDA

Chairman Cox made a motion to amend the agenda by moving (H2c2) Conceptual Plan for Four Oaks Phase IV, Tax Map 060 Parcel 1628, 44 lots, 17.6 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential) to (H2g4a) and (H2c1) Conceptual Plan for Four Oaks Phase III, Tax Map 060 Parcel 1630, 22 lots, 13.4 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential) to (H2g5a). Commissioner Futch made a motion to approve the January 6, 2022 amended Agenda. Commissioner Futch seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H1a) Rezoning

(H1a1) 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 6:07 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:

Tim Jordan, 223 Sarah Creek Court

Dennis Mason, 144 Ashbyrne Drive

Dan Carrier, 204 Full Circle Drive

The public expressed concerns about traffic, noise, security, stormwater, contamination and fencing of the legion pond, road maintenance on Legion Drive, and if a red light would be placed at Owens Road and Legion Drive.

Chairman Cox closed the public hearing at 6:14 p.m. and called for a motion.

Commissioner Futch made a motion to withdraw without prejudice 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.

(H2) New Business

(H2a) Massage Operator's License

(H2a1) Massage Operator's License for Chloe Helen Roy dba Helen's Helping Hands, located at 4090 Washington Road, for on premise massage services only.

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 Chloe Helen Roy dba Helen's Helping Hands, located at 4090 Washington Road, for on premise massage services only. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2b) Temporary Use Authorization

(H2c) Conceptual Plan

(H2c3) Conceptual Plan for Knollwood, Tax Map 058 Parcel 134J, 168 lots, 94.71 +/- acres, located off Clanton Road & Old Washington 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 with modifications Conceptual Plan for Knollwood, Tax Map 058 Parcel 134J, 168 lots, 94.71 +/- acres, located off Clanton Road & Old Washington Road, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2c4) Conceptual Plan for Southwind Village Phase 4, Tax Map 060 Parcel 1774, 88 lots, 46.7 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Commissioner Carraway made a motion to approve Conceptual Plan for Southwind Village Phase 4, Tax Map 060 Parcel 1774, 88 lots, 46.7 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential). Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

(H2d) Individual Plat

(H2d1) Individual Plat for Charles Alex Giffin, Tax Map 014 Parcel 054V, 1 lot, 5.0 +/- acres, located at 6596 Ridge Road, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff report.

Chairman Cox called for a motion.

Commissioner Carraway made a motion to approve Individual Plat for Charles Alex Giffin, Tax Map 014 Parcel 054V, 1 lot, 5.0 +/- acres, located at 6596 Ridge Road, and currently zoned R-A (Residential Agricultural). Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

(H2e) Final Plat

(H2e1) Final Plat for Whispering Pines 5A, Tax Map 059 Parcels 716 & 718 (portion of), 77 lots, 34.87 +/- acres, located off William Few Parkway, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Commissioner Carraway made a motion to approve Final Plat for Whispering Pines 5A, Tax Map 059 Parcels 716 & 718 (portion of), 77 lots, 34.87 +/- acres, located off William Few Parkway, and currently zoned PUD (Planned Unit Development). Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

(H2f) Plan Revision

(H2g) Public Hearing

(H2g1) RZ22-02-01, Rezone from R-1 (Single Family Residential) to P-1 (Professional), Tax Map 068 Parcel 960, 2.77 +/- acres, located off Gateway Boulevard, and currently zoned R-1 (Single Family Residential).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:26 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 6:26 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions RZ22-02-01, Rezone from R-1 (Single Family Residential) to P-1 (Professional), Tax Map 068 Parcel 960, 2.77 +/- acres, located off Gateway Boulevard, and currently zoned R-1 (Single Family Residential). Commissioner Carraway seconded the motion. The motion carried unanimously.

Conditions

Health Department:

A connection to sewer must be made.

Planning:

Prior to issuance of a building permit, all building elevations must be approved by the Planning Commission. Finish materials shall include brick, stone, stucco, cementitious fiber, glass, or a combination thereof. Metal may be used as a roofing or accent material. Alternate materials may be approved by the Planning Commission on a case by case basis.

(H2g2) VA22-02-02, Variance to Section 90-139 *Buffers & Screening*, Tax Map 068 Parcel 960, 2.77 +/- acres, located off Gateway Boulevard, and currently zoned R-1 (Single Family Residential).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:28 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 6:28 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with condition VA22-02-02, Variance to Section 90-139 *Buffers & Screening*, Tax Map 068 Parcel 960, 2.77 +/- acres, located off Gateway Boulevard, and currently zoned R-1 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

Condition

Planning:

A structural component is not required for any buffer adjacent to Tax Map 068 Parcel 539C. Any buffer adjacent to this parcel shall be planted or utilize existing vegetation as required by Section 90-139 *Buffers & Screening* of Columbia County Code.

(H2g3) VA22-02-01, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 078 Parcel 144, 8.84 +/- acres, located at 475 Columbia Industrial Boulevard, and currently zoned M-2 (General Industrial).

Staff member Nayna Mistry presented the staff report.

Chairman Cox opened the public hearing at 6:32p.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 6:32p.m. and called for a motion.

Commissioner Futch made a motion to approve with condition VA22-02-01, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 078 Parcel 144, 8.84 +/- acres, located at 475 Columbia Industrial Boulevard, and currently zoned M-2 (General Industrial). Commissioner Carraway seconded the

motion. The motion carried unanimously.

Condition

Planning:

A landscape strip shall be required along the front of the property and the detention pond of approximately 200 feet in length and designed in collaboration with the County Landscape Architect.

(H2g4) VA22-02-03, Variance to Section 34-1 *Major Site Grading*, Tax Map 060 Parcel 1628, 17.6 +/- acres, located off Crestwood Parkway, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:37 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.

The following members of the public spoke regarding the application:

Carole Buki, 5381 Hereford Farm Road

Cheryl and Richard Swan, 5389 Hereford Farm Road

The public expressed concerns about reducing the buffer to 15 feet, noise, security, and decreasing property values.

Chairman Cox closed the public hearing at 6:14 p.m. and called for a motion.

Vice-Chairman Dempsey made a motion to disapprove VA22-02-03, Variance to Section 34-1 *Major Site Grading*, Tax Map 060 Parcel 1628, 17.6 +/- acres, located off Crestwood Parkway, and currently zoned R-2 (Single Family Residential). Commissioner Carraway seconded the motion. The motion carried 4-1. Commissioner Futch opposed.

(H2g4a) Conceptual Plan for Four Oaks Phase IV, Tax Map 060 Parcel 1628, 44 lots, 17.6 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Chairman Cox made a motion to disapprove Conceptual Plan for Four Oaks Phase IV, Tax Map 060 Parcel 1628, 44 lots, 17.6 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g5) VA22-02-04, Variance to Section 34-1 *Major Site Grading*, Tax Map 060 Parcel 1630, 13.4 +/- acres, located off Bronco Pass, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:52 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 6:52 p.m. and called for a motion.

Vice-Chairman Dempsey made a motion to disapprove VA22-02-04, Variance to Section 34-1 *Major Site Grading*, Tax Map 060 Parcel 1630, 13.4 +/- acres, located off Bronco Pass, and currently zoned R-2 (Single Family Residential). Commissioner Carraway seconded the motion. The motion carried 3-2. Commissioner Futch and Commissioner Wilder opposed.

(H2g5a) Conceptual Plan for Four Oaks Phase III, Tax Map 060 Parcel 1630, 22 lots, 13.4 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Chairman Cox made a motion to disapprove Conceptual Plan for Four Oaks Phase III, Tax Map 060 Parcel 1630, 22 lots, 13.4 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential). Vice-Chairman Dempsey seconded the motion. The motion carried 3-2. Commissioner Futch and Commissioner Wilder opposed.

(H2h) Text Amendments

(H2i) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

Carole Buki, 5381 Hereford Farm Road
Questioned the process going forward with Four Oaks Phase IV.
Members of Staff explained the process.

Faith Harroun-Gibbs, 937 Innisbrook Dive
Spoke briefly about concerns with traffic and safety with Southwind Village Phase 4 only having one access due to the denial of Four Oaks Phase III and IV.

Heather Karamath, 706 Isleworth Drive
Spoke briefly about concerns with the earthen berm behind her residence with the construction of Southwind Village Phase 4.

Heather Clinger, 714 Isleworth Drive
Spoke briefly about concerns with Southwind Village Phase 4 construction causing damage to her property or the earthen berm, and traffic.

There was no further business to discuss; therefore Commissioner Futch made the motion to adjourn the meeting at 7:02p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

Signature on File

Jim Cox, Chairman

Signature on File

Scott Sterling, Planning Services Director