



**Columbia County Planning Commission
February 17, 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
Commissioner Donald Skinner, Sr.
Paul Scarbary, Development Services Division
Director
Robbie Bennett, Executive Director, Columbia County
Development Authority
Dana Rhodes, Code Enforcement Manager
Members of the Media and 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 Carraway 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) February 3, 2022

Commissioner Futch made a motion to approve the February 3, 2022 meeting minutes. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to approve the February 17, 2022 Agenda. Commissioner Wilder seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a) Minor Waiver

(H2a1) MW22-02-01, Minor Waiver, Tax Map 042 Parcel 111, 1.0 +/- acres, located at 6195 Harlem Grovetown Road, and currently zoned R-A (Residential Agricultural). **Presented as Information only.**

Staff member Will Butler presented the Minor Waiver.

(H2b) Temporary Use Authorization

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2d1) Preliminary Plat for Highland Lakes Section II, Tax Map 060 Parcel 1836, 57 lots, 26 +/- acres, located off William Few Parkway, 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 Preliminary Plat for Highland Lakes Section II, Tax Map 060 Parcel 1836, 57 lots, 26 +/- acres, located off William Few Parkway, and currently zoned R-2 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2d2) Preliminary Plat for Highland Lakes Section III, Tax Map 060 Parcel 1836, 101 lots, 65.67 +/- acres, located off William Few Parkway, 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 Preliminary Plat for Highland Lakes Section III, Tax Map 060 Parcel 1836, 101 lots, 65.67 +/- acres, located off William Few Parkway, and currently zoned R-2 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2e) Individual Plat

(H2e1) Individual Plat for White Oak Business Park Phase II, Tax Map 028 Parcel 027D, 5 lots, 159.74 +/- acres, located off Innovation Parkway, and currently zoned M-2 (General Industrial).

Staff member Will Butler presented the staff report.

Chairman Cox called for a motion.

Commissioner Futch made a motion to approve Individual Plat for White Oak Business Park Phase II, Tax Map 028 Parcel 027D, 5 lots, 159.74 +/- acres, located off Innovation Parkway, and currently zoned M-2 (General Industrial). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2f) Plan Revision

(H2f1) RZ22-02-04, Minor S-1 (Special) Revision, Tax Map 074 Parcel 049H, 4.77 +/- acres, located at 216 South Belair Road, and currently zoned S-1 (Special).

Staff member Will Butler presented the staff report.

Chairman Cox called for a motion.

Commissioner Wilder made a motion to approve with conditions RZ22-02-04, Minor S-1 (Special) Revision, Tax Map 074 Parcel 049H, 4.77 +/- acres, located at 216 South Belair Road, and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions

Planning Commission (Revised 2.17.22):

Any gate facing South Belair Road shall be opaque. Opaque buffer fencing shall be required on the eastern property line facing 218 South Belair Road and connect to any proposed gate to the facility off South Belair Road. The landscape plan shall be prepared by a licensed landscape architect.

Planning:

All rezoning conditions from RZ18-12-01 still apply. The adopted narrative from RZ18-12-01, except for the revised building square footage and site development plan presented with this request, still apply.

(H2g) Public Hearing

(H2g1) RZ22-02-02 Part I, Rezone from R-A (Residential Agricultural) to PRD (Planned Residential Development), Tax Map 051 Parcel 069, 31.02 +/- acres, located off Wrightsboro Road, and currently zoned R-A (Residential Agricultural).

RZ22-02-02 Part II, Major PRD (Planned Residential Development) Revision, Tax Map 051 Parcel 049B, 265.94 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development).

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.

Keith Lawrence, 211 Dixon Court:

Spoke briefly about having zoom calls with the HOA's, limiting construction traffic in Canterbury Farms, and the possibility of adding speed humps.

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

The following members of the public spoke regarding the application:

Michelle Rhea, 310 Grandard Street

The public expressed concerns about traffic, noise, security, littering, trespassing, access to mailboxes and green spaces, and why the connection is needed from Canterbury Farms.

Planning Commission addressed the public's concerns.

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

Vice-Chairman Dempsey made a motion to approve with conditions RZ22-02-02 Part I, Rezone from R-A (Residential Agricultural) to PRD (Planned Residential Development), Tax Map 051 Parcel 069, 31.02 +/- acres, located off Wrightsboro Road, and currently zoned R-A (Residential Agricultural) and RZ22-02-02 Part II, Major PRD (Planned Residential Development) Revision, Tax Map 051 Parcel 049B, 265.94 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development). Commissioner Wilder seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. The lot standards provided shall not be interpreted to include a maximum lot width. The minimum lot width is to be as indicated in the narrative for each lot type, and every lot must meet at least this width at the minimum building line.
2. Each building permit application will include a signed approval letter from the Architectural Review Board for the design of the home and any accessory structures.
3. Parks shall not be reduced below those shown on the concept plan. Park types shall be determined at preliminary plat and the overall development must include at least 4 of each type.
4. Pedestrian connections outside of the right of way must be shown on preliminary plats for the relevant sections and developed in conjunction with those phases.

(H2g2) RZ22-02-03, Rezone from R-A (Residential Agricultural) and PUD (Planned Unit Development) to PUD (Planned Unit Development), Tax Map 051 Parcels 008K, 003K, 1768, 004E, & 004B and Tax Map 051 Parcel 004G (portion of), 173.55 +/- total acres, located off Baker Place Road, and currently zoned R-A (Residential Agricultural) and PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:36 p.m.

Chairman Cox asked if the applicant was present.

Keith Lawrence, 211 Dixon Court:

Spoke briefly about benefits of structural drainage.

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

The following members of the public spoke regarding the application:

Shawn Bizzell, 817 Burch Creek Drive

Stephen Armstrong, 535 Mullingar Court

The public expressed concerns about traffic, drainage from construction, and lack of sidewalks on Baker Place Road.

Chairman Cox closed the public hearing at 6:55 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions RZ22-02-03, Rezone from R-A (Residential Agricultural) and PUD (Planned Unit Development) to PUD (Planned Unit Development), Tax Map 051 Parcels 008K, 003K, 1768, 004E, & 004B and Tax Map 051 Parcel 004G (portion of), 173.55 +/- total acres, located off Baker Place Road, and currently zoned R-A (Residential Agricultural) and PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. A plat delineating the portion of the property to remain R-A must be submitted within 60 days of approval by the Board of Commissioners.
2. Provide an internal pedestrian connection to Retreat at Baker Place. Final location is to be determined during preliminary plat review, and must be agreed upon between the applicant, Planning, and Traffic Engineering.
3. An additional connection point into the 10 acre parcel must be provided through the southern or western property line. The final location of this additional connection point will be determined at preliminary plat.

Traffic Engineering:

1. A pedestrian crossing is required over Baker Place Road. The preferred location is away from intersections where turning movements are not in conflict with the pedestrians. Baker Place sidewalk improvements must include a connection to the Retreat at Baker Place sidewalk at the southern property corner. Please contact Engineering Department to discuss the scope and route of this system.
2. Provide a street and sidewalk connection to Kellarie subdivision at Kearsley St and Radcliff Dr intersection. The road shall be constructed at minimum to the property line of Arden Glen. If agreement is provided from the adjacent property owner, applicant and/or current property owner(s) shall construct the road to tie into the existing end of pavement.
3. Provide left and right turn lanes on Baker Place Rd for the outparcel driveway and the subdivision entrance at Hero Way intersection. Please contact Engineering Department to discuss the scope and limits of the turn lane improvements.

(H2g3) VA22-02-05, Variance to Sections 90-53 *List of Lot & Structure Requirements* & 90-144 *Placement of Buildings and Structures*, Tax Map 078B Parcel 106, 0.312 +/- acres, located at 408 Old Anderson Road, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 7:00 p.m.

Chairman Cox asked if the applicant was present.

Ashley Jenkins, 408 Old Anderson Road:

Spoke briefly about him being willing to clean the property per the neighbors request, what each building was constructed of, how the fire started in one of the buildings, and that all propane tanks are now disconnected in that building.

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

The following members of the public spoke regarding the application:

Susan Sinclair, 523 Sandy Street

The public expressed concerns about safety.

Chairman Cox closed the public hearing at 7:06 p.m. and called for a motion.

Commissioner Futch made a motion to approve with conditions VA22-02-05, Variance to Sections 90-53 *List of Lot & Structure Requirements* & 90-144 *Placement of Buildings and Structures*, Tax Map 078B Parcel 106, 0.312 +/- acres, located at 408 Old Anderson Road, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried 3-2. Commissioner Carraway and Vice-Chairman Dempsey opposed.

Conditions

Planning:

1. The revised setback shall only apply to the two existing accessory buildings and the porch addition to the house. Any additional construction must comply with R-2 setbacks.
2. If the existing fence is replaced, it must meet County code.
3. The temporary accessory building shall be removed within 180 days of action by the Board of Commissioners on the requested variance.

(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 Wilder made the motion to adjourn the meeting at 7:07 p.m. Commissioner Futch seconded the motion. Motion carried unanimously.

Signature on File
Jim Cox, Chairman

Signature on File
Scott Sterling, Planning Services Director