



**Columbia County Planning Commission
March 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
Deputy County Manager Matt Schlachter
Kyle Titus, Engineering Services Division Director
Steve Exley, Engineering Services Deputy Director
Members of the Public

A. CALL TO ORDER

Chairman Cox called the meeting to order at 6:00 p.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 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) February 17, 2022

Commissioner Futch made a motion to approve the February 17, 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 March 3, 2022 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 6:12 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:

Steven Johnson, 3944 Kamper Klub Road

The public expressed concerns about the road being paved before public access and also safety.

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

Commissioner Wilder made a motion to approve with conditions 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 Futch seconded the motion. The motion carried 4-1. Vice-Chairman Dempsey opposed.

Conditions

Health Department:

1. A level III soil survey is required in all areas in which septic systems will be installed: residential lots, vacation cabins, campsite restrooms, farm store, community clubhouse, etc. all soils must be suitable for the installation of a septic systems and permitted by the health department
2. EPD must be contacted regarding community well
3. EPD must be contacted regarding utilizing well water to fill a public pool
4. Quarterly water sampling will be required to analyze for bacteria submitted to the health department
5. All annual well water testing required by EPD will be submitted to health department
6. Cabins must meet Georgia Department of Public Health Tourist Court Accommodation Regulations, with plans submitted for approval to the health department to be permitted and inspected 2 x year.
7. Public Swimming Pool must meet Georgia DPH Public Swimming Pool Regulations, with plans submitted to the health department for approval; to be permitted and inspected minimum 2 x year
8. Depending upon designated use of the "community kitchen", it may have to be constructed to meet the Ga DPH Food Service Regulations; to be permitted and inspected minimum 2 x year

Planning:

1. The public areas (barn/farm store, clubhouse/event venue, vacation cabins) shall be developed in accordance with the requirements for Community Recreation found in Section 90-147, with the addition that where these properties are adjacent to the single family lots within the development, a minimum 30-foot structural buffer shall be provided. This is not intended to apply to property lines adjacent to property owned by the Corps of Engineers.
2. Paving of Kamper Klub Road shall be complete prior to issuance of the certificate of occupancy for the clubhouse. Per the narrative, the first 20 camp sites may be used prior to completion of paving, provided all building and fire codes are met. No more than 3 of the single family residential lots may be subdivided prior to the completion of the improvements to Kamper Klub Road.
3. Prior to approval of construction plans for the improvement of Kamper Klub Road, written agreement from the other affected property owners must be submitted to the Planning Department. This agreement must include provision for creation of a private or public right of way for Kamper Klub Road.

Traffic Engineering:

If the developer intends to improve Kamper Klub Road as a public road and dedicate to the county, the geometric design shall be based on AASHTO at a design speed of 25 mph and the pavement design shall be based on Columbia County's Design Supplement A. Note there are large tracts of undeveloped land fronting Kamper Klub Road. Any future new development added to Kamper Klub Road will be required to study the pavement's structural sufficiency to accept the proposed additional traffic loadings and, if necessary, develop a remediation plan detailing proposed improvements to the existing

pavement(s) to support the proposed additional traffic loadings. This is consistent with Design Supplement A, more particularly the Pavement Requirements, Pavement Extension Requirements section of the policy.

(H2) New Business

(H2a) Revised Planning Commission 2022 Calendar

(H2a1) Move the April 7, 2022 Planning Commission meeting to March 31, 2022.

Chairman Cox called for a motion.

Commissioner Futch made a motion to approve moving the April 7, 2022 Planning Commission meeting to March 31, 2022. Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2b) Massage Operator's License

(H2b1) Massage Operator's License for Leonard Silas dba Restorative Therapy Solutions, located at 230 East Trippe Street, for mobile massage services only.

Staff member Will Butler presented the staff recommendation.

Chairman Cox called for a motion.

Vice-Chairman Dempsey made a motion to approve Massage Operator's License for Leonard Silas dba Restorative Therapy Solutions, located at 230 East Trippe Street, for mobile massage services only. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2c) Temporary Use Authorization

(H2c1) Temporary Use Authorization, Tax Map 072D Parcel 023, 0.96 +/- acres, located at 4629 Calais Circle, and currently zoned R-1 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Planning Commission questioned staff on the applicant's long term plan, if there was more information on the mold issue, and could it be resolved with more time.

Staff addressed Planning Commissions questions.

Chairman Cox called for a motion.

Commissioner Carraway made a motion to disapprove Temporary Use Authorization, Tax Map 072D Parcel 023, 0.96 +/- acres, located at 4629 Calais Circle, and currently zoned R-1 (Single Family Residential). Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

(H2d) Preliminary Plat

(H2e) Final Plat

(H2f) Plan Revision

(H2g) Public Hearing

(H2g1) RZ22-03-01, Change of Conditions, Tax Map 068 Parcel 013, 5.71 +/- acres, located at 213 South Old Belair Road, and currently zoned S-1 (Special).

Staff member Will Butler presented the staff report.

Kyle Titus, Engineering Services Division Director

Spoke briefly about the traffic study submitted by the applicant and alternative analysis conducted by the county.

Chairman Cox opened the public hearing at 6:32 p.m.

Chairman Cox asked if the applicant was present.

Adam Nelson, 248 Silver Maple Drive

Maribeth Burns, 1589 River Island Parkway

Spoke briefly about the school's history and that the traffic has not increased since 2020 when the Board of Commissioners approved enrollment up to 200 students with no traffic condition.

Staff noted to the applicant that this was approved by the Planning Commission only in 2020 as a minor revision which did not require Board of Commissioners approval.

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

The following members of the public spoke regarding the application:

Steve Cassell, 25 Plantation Hills Drive

Jennifer Viger, 5443 Kiokee Springs Drive

Samuel Meller, 3235 Winding Wood Place

Crystal Page, 4604 Country Meadows Lane

Kate King, 724 Mural Lake Court

The public spoke about there not being traffic issues or a need for a left turn lane, traffic studies that had been conducted, the significant cost associated with having to add a turn lane, and that the county was not being consistent with their requirements.

Deputy County Manager Matt Schlachter

Clarified the Board of Commissioners can condition left turn lanes and addressed the possibility of changing conditions necessitating a left turn lane in the future.

Chairman Cox closed the public hearing at 7:08 p.m. and called for a motion.

Vice-Chairman Dempsey made a motion to disapprove RZ22-03-01, Change of Conditions, Tax Map 068 Parcel 013, 5.71 +/- acres, located at 213 South Old Belair Road, and currently zoned S-1 (Special). Commissioner Carraway seconded the motion. Chairman Cox, Commissioner Futch, and Commissioner Wilder opposed. The motion failed 2-3.

(H2g2) RZ22-03-02, Rezone from R-2 (Single Family Residential) to M-1 (Light Industrial), Tax Map 074C Parcel 009, 1.5 +/- acres, located off South Old Belair Road, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 7:12 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 7:12 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with condition RZ22-03-02, Rezone from R-2 (Single Family Residential) to M-1 (Light Industrial), Tax Map 074C Parcel 009, 1.5 +/- acres, located off South Old Belair Road, and currently zoned R-2 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

Condition
Planning:

The access road from South Old Belair Road must be paved to a width of at least 20' from South Old Belair Road to, at a minimum, the parking lot of the proposed development.

(H2g3) VA22-03-02, Variance to Sections 90-98 *List of Lot & Structure Requirements* & 90-139 *Buffers & Screening*, Tax Map 074C Parcel 009, 1.5 +/- acres, located off South Old Belair Road, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 7:15 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 7:15 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions VA22-03-02, Variance to Sections 90-98 *List of Lot & Structure Requirements* & 90-139 *Buffers & Screening*, Tax Map 074C Parcel 009, 1.5 +/- acres, located off South Old Belair Road, and currently zoned R-2 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions
Planning:

1. Building setbacks are reduced to 10' except against tax map 074C parcel 008 where it is permitted to be 3' by code. Structural buffers are waived adjacent to the following parcels: tax map 074C parcels 210, 111C, 018L, 008 & 018K. 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.

(H2g4) VA22-03-01, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 054 Parcel 003, 2.5 +/- acres, located at 5727 Old Augusta Highway, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 7:18 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 7:18 p.m. and called for a motion.

Commissioner Futch made a motion to approve with conditions VA22-03-01, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 054 Parcel 003, 2.5 +/- acres, located at 5727 Old Augusta Highway, and currently zoned R-A (Residential Agricultural). Commissioner Carraway seconded the motion. The motion carried unanimously.

Conditions

Building Standards:

The existing structures, on this parcel, may remain until they are altered, renovated, repaired or rebuilt for any reason. All new, alteration, renovation, repair or reconstruction work must meet all applicable codes and amendments adopted by Columbia County, GA. These include but not limited to the International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, International Property Maintenance Code, Swimming Pool and Spa Code and Columbia County ordinance.

Planning:

Any future structure on the site must meet building setbacks.

(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 7:19 p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

-

Signature on File

Jim Cox, Chairman

Signature on File

Scott Sterling, Planning Services Director