



**Columbia County Planning Commission
March 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
Paul Scarbary, Development Services Division
Director
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 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) March 3, 2022

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

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a) Massage Operator's License

(H2a1) Massage Operator's License for Anjelica Rosario dba The Sunny Orchid Thai Bodywork & Massage, 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 Anjelica Rosario dba The Sunny Orchid Thai Bodywork & Massage, located at 3685 River Watch Parkway, Suite 105, for on premise massage services only. Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2a2) Massage Operator's License for Yonggui & Zs Inc dba Oriental Massage, located at 4158 Washington Road, Suite 10, 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 Yonggui & Zs Inc dba Oriental Massage, located at 4158 Washington Road, Suite 10, for on premise massage services only. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2b) Temporary Use Authorization

(H2b1) Temporary Use Authorization, Tax Map 043 Parcel 074, 4.86 +/- acres, located at 276 G.R. Tucker Road, and currently zoned R-A (Residential Agriculture).

Staff member Will Butler presented the staff report.

Chairman Cox called for a motion.

Commissioner Futch made a motion to approve Temporary Use Authorization, Tax Map 043 Parcel 074, 4.86 +/- acres, located at 276 G.R. Tucker Road, and currently zoned R-A (Residential Agriculture). Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

(H2c) Provisional Home Occupation

(H2c1) Provisional Home Occupation for Breaking Chains Fitness LLC, Tax Map 031 Parcel 174D, 19.74 +/- acres, located at 6690 Swint Combs 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 with condition Provisional Home Occupation for Breaking Chains Fitness LLC, Tax Map 031 Parcel 174D, 19.74 +/- acres, located at 6690 Swint Combs Road, and currently zoned R-A (Residential Agricultural). Commissioner Carraway seconded the motion. The motion carried unanimously.

Condition

Planning:

The provisional home occupation use shall be permitted to have a maximum of six (6) clients per day.

(H2d) Individual Plat

(H2d1) Individual Plat for White Oak Road Group, LLC, Tax Map 017 Parcel 066B, 3 lots, 21.92 +/- acres, located at 5570 White Oak Road, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff report.

Chairman Cox called for a motion.

Commissioner Wilder made a motion to approve the Individual Plat for White Oak Road Group, LLC, Tax Map 017 Parcel 066B, 3 lots, 21.92 +/- acres, located at 5570 White Oak Road , and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2e) Final Plat

(H2f) Plan Revision

(H2g) Public Hearing

(H2g1) RZ22-03-03, Major S-1 (Special) Revision, Tax Map 031A Parcel 002, 2.73 +/- acres, located at 949 Appling Harlem Road, and currently zoned S-1 (Special).

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 Major S-1 Revision. Hearing none, he closed the public hearing at 6:11 p.m. and called for a motion.

Vice-Chairman Dempsey made a motion to approve with condition RZ22-03-03, Major S-1 (Special) Revision, Tax Map 031A Parcel 002, 2.37 +/- acres, located at 949 Appling Harlem Road, and currently zoned S-1 (Special). Commissioner Carraway seconded the motion. The motion carried unanimously.

Condition

Planning:

With the exception of Planning condition #4, all other conditions adopted as part of file RZ14-01-05 shall still apply. Planning condition # 4 shall be considered to be revised to include the proposed sales office use as the only additional allowed use on the site.

(H2g2) RZ22-03-04, Conditional Use for a Gym, Tax Map 061 Parcel 085D, 6.15 +/- acres, located at 1901 William Few Parkway, and currently zoned M-2 (General Industrial).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:13 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 Conditional Use. Hearing none, he closed the public hearing at 6:13 p.m. and called for a motion.

Commissioner Carraway made a motion to postpone to March 31, 2022 RZ22-03-04, Conditional Use for a Gym, Tax Map 061 Parcel 085D, 6.15 +/- acres, located at 1901 William Few Parkway, and currently zoned M-2 (General Industrial). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g3) RZ22-03-05, Major PUD (Planned Unit Development) Revision, Tax Map 069 Parcel 097C & Tax Map 075 Parcel 098, 96.82 +/- acres in total, located off Wrightsboro Road, and currently zoned PUD

(Planned Unit Development).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:17 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 PUD Revision. Hearing none, he closed the public hearing at 6:17 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions RZ22-03-05, Major PUD (Planned Unit Development) Revision, Tax Map 069 Parcel 097C & Tax Map 075 Parcel 098, 96.82 +/- acres in total, located off Wrightsboro Road, and currently zoned PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. The minimum buffer width along Wrightsboro Road and Reynolds Road shall be 50 feet.
2. The buffer along Wrightsboro Road, to the west of the produce stand, shall include a minimum 6-foot tall privacy fence, with a finished appearance to Wrightsboro Road. The HOA shall be responsible for maintaining this fence on all affected lots, and shall choose a consistent stain or paint color for the entire length of the fence.
3. Required buffers must be supplemented to meet or exceed the standards of Section 90-139 and must provide a visual screen to a height of at least 6 feet within two growing seasons. Any existing vegetation within the buffer area shall be retained.
4. A landscape plan prepared by a landscape architect must be submitted as part of the preliminary plat for the affected sections to the west of the produce stand, with frontage on Wrightsboro Road. The plan shall exceed the planting requirements of Section 90-139 and shall include a variety of plant material suitable for the area that provides adequate screening and visual interest to this primary road frontage.
5. 7.5-foot side setbacks shall apply to the 50- and 60-foot lots in the development, provided they comply with the design standards outlined in the PUD narrative and pattern book.

(H2g4) RZ22-03-06, Rezone from C-2 (General Commercial) and R-4 (Recreational Residential) to R-4 (Recreational Residential), Tax Map 024 Parcel 010D, 3.03 +/- acres, located at 6564 Washington Road, and currently split zoned C-2 (General Commercial) and R-4 (Recreational Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:20 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 6:20 p.m. and called for a motion.

Commissioner Futch made a motion to approve RZ22-03-06, Rezone from C-2 (General Commercial) and R-4 (Recreational Residential) to R-4 (Recreational Residential), Tax Map 024 Parcel 010D, 3.03 +/- acres, located at 6564 Washington Road, and currently split zoned C-2 (General Commercial) and R-4 (Recreational Residential). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g5) RZ22-03-07, Conditional Use for a Convenience Store with Gas Pumps, Tax Map 077B Parcel 170, 1.8 +/- acres, located at 128 Old Evans Road, and currently zoned C-1 (Neighborhood Commercial).

Staff member Nayna Mistry presented the staff report.

Chairman Cox opened the public hearing at 6:26 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 conditional use.

The following members of the public spoke regarding the application:

Rebecca Bean, 211 Regis Street

Wendall Freeman, 132 Old Evans Road

Michael Goodis, 127 Old Evans Road

Bill Oellerich, 3816 Murray Road

The public expressed concerns about traffic, not being able to get a traffic light at the intersection, having two gas stations within two blocks of each other, noise, light pollution, accidents, Old Evans Road being at capacity, and maintenance of the retention ponds.

Chairman Cox closed the public hearing at 6:34 p.m. and called for a motion.

Commissioner Wilder made a motion to accept the applicant's request to withdraw without prejudice RZ22-03-07, Conditional Use for a Convenience Store with Gas Pumps, Tax Map 077B Parcel 170, 1.8 +/- acres, located at 128 Old Evans Road, and currently zoned C-1 (Neighborhood Commercial). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g6) RZ22-03-08, Rezone C-2 (General Commercial) to M-1 (Light Industrial), Tax Map 061 Parcel 030L, 1.0 +/- acre portion of 30.46 +/- acres, located at 475 Lewiston Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:38 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 6:38 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with conditions RZ22-03-08, Rezone C-2 (General Commercial) to M-1 (Light Industrial), Tax Map 061 Parcel 030L, 1.0 +/- acre portion of 30.46 +/- acres, located at 475 Lewiston Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. 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. The western façade is permitted to include metal on up to 50% of its face. Metal may be used as roofing or accent material on the remaining facades. Alternate materials may be approved by the Planning Commission.
2. No roll up doors may be visible to the northern, eastern, or southern property lines.

(H2g7) VA22-03-04, Variance to Sections 90-98 *List of Lot & Structure Requirements*, 90-139 *Buffers & Screening*, and 90-147(h)(3) *Use Provisions*, Tax Map 061 Parcel 030L, 1.0 +/- acre portion of 30.46 +/- acres, located at 475 Lewiston Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:40 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 6:40 p.m. and called for a motion.

Commissioner Carraway made a motion to approve VA22-03-04, Variance to Sections 90-98 *List of Lot & Structure Requirements*, 90-139 *Buffers & Screening*, and 90-147(h)(3) *Use Provisions*, Tax Map 061 Parcel 030L, 1.0 +/- acre portion of 30.46 +/- acres, located at 475 Lewiston Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g8) RZ22-03-09, Major S-1 (Special) Revision, Tax Map 079 Parcel 066, 50.62 +/- acres, located at 285 Flowing Wells Road, and currently zoned S-1 (Special).

Staff member Nayna Mistry presented the staff report.

Chairman Cox opened the public hearing at 6:43 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 6:44 p.m. and called for a motion.

Commissioner Futch made a motion to approve RZ22-03-09, Major S-1 (Special) Revision, Tax Map 079 Parcel 066, 50.62 +/- acres, located at 285 Flowing Wells Road, and currently zoned S-1 (Special). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g9) VA22-03-03, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 077E Parcel 031, 0.33 +/- acres, located at 420 Halifax Court, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:48 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 6:48 p.m. and called for a motion.

Commissioner Futch made a motion to approve with conditions VA22-03-03, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 077E Parcel 031, 0.33 +/- acres, located at 420 Halifax Court, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. The front setback from Blue Ridge Drive is reduced to 3 feet from the right of way for the proposed car port.
2. This variance shall reduce the front setback from Blue Ridge Drive to accommodate the present locations of the house and the existing garage. In the event that either of these structures is damaged and requires reconstruction, this variance shall allow new structures of the same size in the same locations.
3. The front setback from Halifax Court is reduced to 15 feet from the right of way to accommodate the proposed car port only. All other structures are required to meet the front setbacks as per County code.
4. Any other proposed construction on the site must comply with the required building setbacks.

(H2h) Text Amendments

(H2i) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

Maria Thompson, 559 Gary Glen Drive

Spoke briefly about traffic and capacity on Old Evans Road and questioned who plans for roads with the change of use.

Staff and Planning Commission addressed Ms. Thompson's concerns and answered all questions.

David Titus, 4850 Wrightsboro Road

Commended Planning Commission on their work to the community.

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Futch made the motion to adjourn the meeting at 7:01p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

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Signature on File

Jim Cox, Chairman

Signature on File

Scott Sterling, Planning Services Director