



**Columbia County Planning Commission
March 31, 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.
Chelsea Peterson, Code Enforcement Administrative Coordinator
Members of the Public and Media

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) March 17, 2022

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

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to approve the March 31, 2022 Agenda. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H1a) Rezoning

(H1a1) 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 6:05 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 6:05 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with conditions 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.

Conditions

Traffic Engineering:

1. Proposed access to the William Few Parkway / Chamblin Road signal appears to be acceptable to Engineering Division staff with the applicant's proposal to eliminate portions of the site and building features. The applicant's preliminary concepts of the signal connection and other improvements to William Few Parkway and Chamblin Road are under evaluation by staff. Ultimately, the improvements are expected to include widening of approaches to the intersection, new signal pole(s) and equipment, utility relocations, and additional stormwater infrastructure, right-of-way and easement. Staff will continue to work with the applicant throughout the process to further define the scope of improvements.
2. Proposed secondary access on the west side of the property must meet intersection sight distance, restrict unsafe or illegal maneuvers by the use of physical barrier, and not interfere with the operation of existing property owner access.

(H2) New Business

(H2a) Massage Operator's License

(H2a1) Massage Operator's License for Vitality Therapeutic Massage LLC dba Vitality, located at 4434 Columbia Road, Suite 204, for on premise and mobile massage services.

Staff member Will Butler presented the staff recommendation.

Commissioner Wilder made a motion to approve Massage Operator's License for Vitality Therapeutic Massage LLC dba Vitality, located at 4434 Columbia Road, Suite 204, for on premise and mobile massage services. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2a2) Massage Operator's License for Bliss & Co LLC, located at 4434 Columbia Road, Suite 204, for on premise and mobile massage services.

Staff member Will Butler presented the staff recommendation.

Commissioner Futch made a motion to approve Massage Operator's License for Bliss & Co LLC, located at 4434 Columbia Road, Suite 204, for on premise and mobile massage services. Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

(H2b) Temporary Use Authorization

(H2b1) Temporary Use Authorization, 5249 Riverwood Parkway, Tax Map 065 Parcel 1501, 0.57 +/- acres, currently zoned PUD (Planned Unit Development). **Presented as information only.**

Staff member Will Butler presented the Temporary Use Authorization.

(H2b2) Temporary Use Authorization, Off Champions Parkway, Tax Map 065 Parcel 888A, 5.2 +/- acres, currently zoned PUD (Planned Unit Development). **Presented as information only.**

Staff member Will Butler presented the Temporary Use Authorization.

(H2b3) Temporary Use Authorization, 4945 Hardy McManus Road, Tax Map 065, Parcel 009C, 49.9 +/- acres, currently zoned S-1 (Special). **Presented as information only.**

Staff member Will Butler presented the Temporary Use Authorization.

(H2b4) Temporary Use Authorization, 70 Champions Parkway, Tax Map 065 Parcel 1261, 8.23 +/- acres, currently zoned PUD (Planned Unit Development). **Presented as information only.**

Staff member Will Butler presented the Temporary Use Authorization.

(H2b5) Temporary Use Authorization, Off Champions Parkway, Tax Map 065, Parcel 1320, 362.83 +/- acres, currently zoned PUD (Planned Unit Development). **Presented as information only.**

Staff member Will Butler presented the Temporary Use Authorization.

(H2b6) Temporary Use Authorization, 3520 Washington Road, Tax Map 083, Parcel 016A, 2.58 +/- acres, currently zoned C-2 (General Commercial). **Presented as information only.**

Staff member Nayna Mistry presented the Temporary Use Authorization.

(H2c) Conceptual Plan

(H2c1) Conceptual Plan for 1915 William Few Parkway, Tax Map 061 Parcel 084C, 72 lots, 46.4 +/- acres, located at 1915 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 Conceptual Plan for 1915 William Few Parkway, Tax Map 061 Parcel 084C, 72 lots, 46.4 +/- acres, located at 1915 William Few Parkway, and currently zoned R-2 (Single Family Residential). Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

(H2d) Final Plat

(H2d1) Final Plat for Tillery Park 1A, Tax Map 051 Parcel 049B, 39 lots, 20.99 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Commissioner Wilder made a motion to approve Final Plat for Tillery Park 1A, Tax Map 051 Parcel 049B, 39 lots, 20.99 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2d2) Final Plat for Tillery Park 1B, Tax Map 051 Parcel 049B, 87 lots, 22.29 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Commissioner Wilder made a motion to approve Final Plat for Tillery Park 1B, Tax Map 051 Parcel 049B, 87 lots, 22.29 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2e) Minor Waivers

(H2e1) MW22-03-01, Minor Waiver, Tax Map 066 Parcel 636, 0.52 +/- acres, 958 Woody Hill Circle, currently zoned R-2 (Single Family Residential). **Presented as information only.**

Staff member Will Butler presented the Minor Waiver.

(H2e2) MW22-03-02, Minor Waiver, Tax Map 072J, Parcel 071, 0.38 +/- acres, located at 4492 Amanda Lane, currently zoned R-2 (Single Family Residential). **Presented as information only.**

Staff member Danielle Montgomery presented the Minor Waiver.

(H2e3) MW22-03-03, Minor Waiver, Tax Map 067 Parcel 090, 6.6 +/- acres, located at 365 Canterbury Drive, currently zoned R-1 (Single Family Residential). **Presented as information only.**

Staff member Danielle Montgomery presented the Minor Waiver.

(H2e4) MW22-03-04, Minor Waiver, Tax Map 081B Parcel 051, 0.56 +/- acres, located at 529 Stevens Creek Road, currently zoned R-2 (Single Family Residential). **Presented as information only.**

Staff member Will Butler presented the Minor Waiver.

(H2f) Plan Revision

(H2f1) RZ22-03-15, Minor S-1 (Special) Revision, Tax Map 077 Parcel 006A, 25.37 +/- acres, located at 4316 Three J Road, and currently zoned S-1 (Special).

Staff member Will Butler presented the staff report.

Chairman Cox abstained from the vote. Vice-Chairman Dempsey called for a motion.

Commissioner Carraway made a motion to approve RZ22-03-15, Minor S-1 (Special) Revision, Tax Map 077 Parcel 006A, 25.37 +/- acres, located at 4316 Three J Road, and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried 4-0. Chairman Cox abstained from the vote.

(H2g) Provisional Home Occupation

(H2g1) Provisional Home Occupation for Phillips66 Grading & Lawn Service, Tax Map 042 Parcel 309, 2.62 +/- acres, located at 935 Carlene Drive, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Commissioner Wilder made a motion to approve Home Occupation for Phillips66 Grading & Lawn Service, Tax Map 042 Parcel 309, 2.62 +/- acres, located at 935 Carlene Drive, and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2h) Public Hearing

(H2h1) RZ22-03-10, Major PUD (Planned Unit Development) Revision, Tax Map 067 Parcel 122Y, 11.14 +/- acres, located at 5048 Hereford Farm Road, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:27 p.m.

Chairman Cox asked if the applicant was present.

Jason Whinghter, 1757 Atomic Road:
Spoke briefly about wanting to withdraw the request without prejudice.

Chairman Cox asked if there was anyone to speak for or against the Major PUD Revision.

The following members of the public spoke regarding the application:

Cody Turner, 537 Bunchgrass Street

Dan Ruder, 1020 Highgrass Court

Bryan Lugo, 500 Oconee Circle

The public expressed concerns about first responder congestion at the entrances, traffic, the need for infrastructure before development, environmental issues, and green space preservation.

Chairman Cox closed the public hearing at 6:37 p.m. and called for a motion.

Commissioner Futch made a motion to withdraw without prejudice RZ22-03-10, Major PUD (Planned Unit Development) Revision, Tax Map 067 Parcel 122Y, 11.14 +/- acres, located at 5048 Hereford Farm Road, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2h2) RZ22-03-11, Change of Conditions & Major PUD (Planned Unit Development) Revision, Tax Map 067 Parcels 2413 & 2414, 0.18 and 0.17 +/- acres respectively, located at 819 & 821 Lillian Park Drive, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:41 p.m.

Chairman Cox asked if the applicant was present.

Jason Whinghter, 1757 Atomic Road:
Spoke briefly about lot sizes and why the reduction in the building setbacks were needed for these two lots only.

Chairman Cox asked if there was anyone to speak for or against the Major PUD Revision. Hearing none, he closed the public hearing at 6:44 p.m. and called for a motion.

Commissioner Futch made a motion to disapprove RZ22-03-11, Change of Conditions & Major PUD (Planned Unit Development) Revision, Tax Map 067 Parcels 2413 & 2414, 0.18 and 0.17 +/- acres respectively, located at 819 & 821 Lillian Park Drive, and currently zoned PUD (Planned Unit Development). Commissioner Wilder seconded the motion. The motion failed 1-4. Chairman Cox, Vice-Chairman Dempsey, Commissioner Wilder, and Commissioner Carraway opposed.

Commissioner Wilder made a motion to approve RZ22-03-11, Change of Conditions & Major PUD (Planned Unit Development) Revision, Tax Map 067 Parcels 2413 & 2414, 0.18 and 0.17 +/- acres respectively, located at 819 & 821 Lillian Park Drive, and currently zoned PUD (Planned Unit Development). Vice-Chairman Dempsey seconded the motion. The motion carried 4-1. Commissioner Futch opposed.

(H2h3) RZ22-03-12, Major PUD (Planned Unit Development) Revision, Tax Map 062 Parcel 2659, 1.10 +/- acres, located at 770 Gateway Center Boulevard, and currently zoned PUD (Planned Unit Development).

Staff member Nayna Mistry presented the staff report.

Chairman Cox opened the public hearing at 6:51 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 6:51 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with condition RZ22-03-12, Major PUD (Planned Unit Development) Revision, Tax Map 062 Parcel 2659, 1.10 +/- acres, located at 770 Gateway Center Boulevard, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

Condition

Planning:

The buffer adjacent to the apartment complex shall be a minimum 30 foot structural buffer and planted/supplemented to comply with County Code Section 90-139.

(H2h4) RZ22-03-13, Major PUD (Planned Unit Development) Revision and Change of Conditions, Tax Map 078 Parcel 116L, 1.769 +/- acres, located at 2525 Trade Center Drive, and currently zoned PUD (Planned Unit Development).

Staff member Nayna Mistry presented the staff report.

Chairman Cox opened the public hearing at 6:56 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 6:58 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with condition RZ22-03-13, Major PUD (Planned Unit Development) Revision and Change of Conditions, Tax Map 078 Parcel 116L, 1.769 +/- acres, located at 2525 Trade Center Drive, and currently zoned PUD (Planned Unit Development). Vice-Chairman Dempsey seconded the motion. The motion carried 3-2. Commissioner Futch and Commissioner Wilder opposed.

Condition

Planning:

The project shall be limited to no more than 14 apartments. One of the apartments shall be permitted to be located on the ground floor and shall meet ADA accessibility standards. The remaining thirteen apartments shall be on the second floor only.

(H2h5) RZ22-03-14, Major PRD (Planned Residential Development) Revision, Tax Map 050 Parcel 010, 49.19 +/- acres, located at 5001 High Meadows Drive, and currently zoned PRD (Planned Residential Development).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 7:04 p.m.
Chairman Cox asked if the applicant was present.

Joe Gulino and Laura Shellito, 7009 Evans Town Center Boulevard:
Spoke briefly about how they bought the project and agreed with the conditions. Asked for clarification on the alley access lot and the setbacks and explained this revision would give more saleable houses and more interaction in the neighborhood.

Staff answered all of the applicant's questions.

Chairman Cox asked if there was anyone to speak for or against the Major PRD Revision. Hearing none, he closed the public hearing at 7:09 p.m. and called for a motion.

Vice-Chairman Dempsey made a motion to disapprove RZ22-03-14, Major PRD (Planned Residential Development) Revision, Tax Map 050 Parcel 010, 49.19 +/- acres, located at 5001 High Meadows Drive, and currently zoned PRD (Planned Residential Development). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2h6) VA22-03-05, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 001A Parcel 148, 0.29 +/- acres, located at 7517 Lakeside Drive, and currently zoned R-4 (Recreational Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 7:13 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 Variance.

The following members of the public spoke regarding the application:
Nicole Elder, 6653 Wrightsboro Road:

The public expressed concerns about the survey that was submitted and its accuracy, that it took the applicant 6 months to remove the building, and that the applicant's fence is on her father's property.

Chairman Cox closed the public hearing at 7:20 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with condition VA22-03-05, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 001A Parcel 148, 0.29 +/- acres, located at 7517 Lakeside Drive, and currently zoned R-4 (Recreational Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition
Planning:

Replacement of the existing carport is permitted in the current location or in a location meeting R-4 building setbacks. Existing sheds and cover shown on the northern and eastern property line may be replaced at their current location only or in a location meeting R-4 building setbacks.

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 7:21p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

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Signature on File
Jim Cox, Chairman

Signature on File
Scott Sterling, Planning Services Director