



Columbia County Planning Commission
April 21, 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

Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Cara Harden, Administrative Specialist
Paul Scarbary, Development Services Division
Director
Dana Rhodes, Code Enforcement Manager
Erin Hall, Licensing and Permits Manager
Members of the Public

Scott Sterling, Division Director

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

Vice- Chairman Dempsey led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Cox declared a quorum with 4 Commissioners present (80% Quorum). Commissioner Carraway absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) March 31, 2022

Commissioner Futch made a motion to approve the March 31, 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 April 21, 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 Ahimsa Healing & Wellness LLC, located at 280 Dublin Loop, for mobile massage services only.

Staff member Erin Hall presented the staff recommendation.

Commissioner Wilder made a motion to approve Massage Operator's License for Ahimsa Healing & Wellness LLC, located at 280 Dublin Loop, for mobile massage services only. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2a2) Massage Operator's License for Daniel Goggans dba Abide Holistic Wellness Studio, located at 3685 River Watch Parkway Suite 105, for on premise and mobile massage services.

Staff member Erin Hall presented the staff recommendation.

Commissioner Futch made a motion to approve Massage Operator's License for Daniel Goggans dba Abide Holistic Wellness Studio, located at 3685 River Watch Parkway Suite 105, for on premise and mobile massage services. Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2a3) Massage Operator's License for Dawn McCall dba Peaceful Dawn, located at 3685 River Watch Parkway Suite 140, for on premise massage services only.

Staff member Erin Hall presented the staff recommendation.

Commissioner Futch made a motion to approve Massage Operator's License for Dawn McCall dba Peaceful Dawn, located at 3685 River Watch Parkway Suite 140, for on premise massage services only. Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2b) Temporary Use Authorization

(H2b1) Temporary Use Authorization, 4223 Washington Road, Tax Map 078 Parcel 137F, 9.58 +/- acres, currently zoned C-2 (General Commercial). **Presented as information only.**

Staff member Will Butler presented the Temporary Use Authorization.

(H2b2) Temporary Use Authorization, 229 South Belair Road, Tax Map 073A Parcel 166, 0.55 +/- acres, currently zoned P-1 (Professional). **Presented as information only.**

Staff member Will Butler presented the Temporary Use Authorization.

(H2b3) Temporary Use Authorization, 850 Ronald Reagan Drive, Tax Map 072 Parcel 548, 8.6 +/- acres, currently zoned PUD (Planned Unit Development). **Presented as information only.**

Staff member Will Butler presented the Temporary Use Authorization.

(H2b4) Temporary Use Authorization, 2754 Summit Ridge Road, Tax Map 059 Parcel 018, 13.98 +/- acres, currently zoned R-A (Residential Agriculture).

Staff member Will Butler presented the staff report.

Chairman Cox called for a motion.

Commissioner Wilder made a motion to approve Temporary Use Authorization, 2754 Summit Ridge Road, Tax Map 059 Parcel 018, 13.98 +/- acres, currently zoned R-A (Residential Agriculture). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2c) Conceptual Plan

(H2c1) Conceptual Plan for Four Oaks Phase III, Tax Map 060 Parcel 1630, 21 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.

Commissioner Futch made a motion to approve Conceptual Plan for Four Oaks Phase III, Tax Map 060 Parcel 1630, 21 lots, 13.4 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2c2) Conceptual Plan for Four Oaks Phase IV, Tax Map 060 Parcel 1628, 38 lots, 19.7 +/- 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 Futch made a motion to approve Conceptual Plan for Four Oaks Phase IV, Tax Map 060 Parcel 1628, 38 lots, 19.7 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2d) Architectural Review

(H2d1) Architectural Review for Pinnacle Bank, Tax Map 068 Parcel 036, 1.619 +/- acres, located at 420 Lewiston Road, and currently zoned C-C (Community Commercial).

Staff member Will Butler presented the staff report.

Chairman Cox called for a motion.

Commissioner Wilder made a motion to approve Architectural Review for Pinnacle Bank, Tax Map 068 Parcel 036, 1.619 +/- acres, located at 420 Lewiston Road, and currently zoned C-C (Community Commercial). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2d2) Architectural Review for StoreEase, Tax Map 077 Parcel 003B, 2.1 +/- acres, located at 1106 Furys Ferry 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 Architectural Review for StoreEase, Tax Map 077 Parcel 003B, 2.1 +/- acres, located at 1106 Furys Ferry Road, and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2e) Final Plat

(H2e1) Final Plat for Crawford Creek South X, Tax Map 067 Parcel 2403, 52 lots, 18.73 +/- acres, located off William Smith Boulevard, 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 Final Plat for Crawford Creek South X, Tax Map 067 Parcel 2403, 52 lots, 18.73 +/- acres, located off William Smith Boulevard, and currently zoned PUD (Planned Unit Development). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2e2) Final Plat for Jones Mill Phase III, Tax Map 077 Parcel 970C, 30 lots, 28.39 +/- acres, located off Furys Ferry Road, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Commissioner Wilder made a motion to approve Final Plat for Jones Mill Phase III, Tax Map 077 Parcel 970C, 30 lots, 28.39 +/- acres, located off Furys Ferry Road, and currently zoned R-2 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2e3) Final Plat for Whispering Pines 4B & 5B, Tax Map 059 Parcels 716 & 718, 71 lots, 29.74 +/- 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 Futch made a motion to approve Final Plat for Whispering Pines 4B & 5B, Tax Map 059 Parcels 716 & 718, 71 lots, 29.74 +/- acres, located off William Few Parkway, and currently zoned PUD (Planned Unit Development). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2f) Minor Waiver

(H2f1) MW22-04-01, Minor Waiver, Tax Map 077H Parcel 617, 0.37 +/- acres, 2001 Grace Avenue, currently zoned R-2 (Single Family Residential). **Presented as information only.**

Staff member Will Butler presented the Minor Waiver.

(H2g) Public Hearing

(H2g1) RZ22-04-01, Conditional Use for a Car Wash & Ceramic Coating Business, Tax Map 078 Parcel 160, 1.934 +/- acres, located at 4186 Crosstowne Court, and currently zoned M-2 (General Industrial).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:21 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 6:21 p.m. and called for a motion.

Commissioner Futch made a motion to approve with conditions RZ22-04-01, Conditional Use for a Car Wash & Ceramic Coating Business, Tax Map 078 Parcel 160, 1.934 +/- acres, located at 4186 Crosstowne Court, and currently zoned M-2 (General Industrial). Commissioner Wilder seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. The applicant is required to coordinate with the Planning Department, including the County Landscape Architect, to ensure that the required buffer is installed in compliance with Section 90-139 prior to beginning business operations on the site. The business license for this location will not be approved until the buffer is in compliance.
2. Lighting added to the site shall be shielded and/or directed away from residential properties.

(H2g2) VA22-04-03, Variance to Section 90-147 (h)(4)(b) *Use Provisions*, Tax Map 078 Parcel 160, 1.934 +/- acres, located at 4186 Crosstowne Court, and currently zoned M-2 (General Industrial).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:23p.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 6:23p.m. and called for a motion.

Commissioner Futch made a motion to approve VA22-04-03, Variance to Section 90-147 (h)(4)(b) *Use Provisions*, Tax Map 078 Parcel 160, 1.934 +/- acres, located at 4186 Crosstowne Court, and currently zoned M-2 (General Industrial). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g3) RZ22-04-02, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 081A Parcel 030, 1.0 +/- acres, located at 629 Furys Ferry Road, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:27 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 6:27 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions RZ22-04-02, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 081A Parcel 030, 1.0 +/- acres, located at 629 Furys Ferry Road, and currently zoned R-2 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions

Health Department:

Connection to county sewer is required.

Planning:

A photometric plan, showing readings of 0 footcandles at the property lines of residentially zoned properties, shall be provided prior to approval of the site plan.

(H2g4) RZ22-04-03, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 081A Parcel 029C, 0.97 +/- acres, located at 633 Furys Ferry Road, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:29 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 6:29 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions RZ22-04-03, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 081A Parcel 029C, 0.97 +/- acres, located at 633 Furys Ferry Road, and currently zoned R-2 (Single Family Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions

Health Department:

Connection to county sewer is required.

Planning:

A photometric plan, showing readings of 0 footcandles at the property lines of residentially zoned properties, shall be provided prior to approval of the site plan.

(H2g5) RZ22-04-04, Rezone R-1 (Single Family Residential) to R-2 (Single Family Residential), Tax Map 072 Parcel 131, 0.72 +/- acres, located at 576 Gibbs Road, and currently zoned R-1 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:31 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 6:31 p.m. and called for a motion.

Commissioner Futch made a motion to approve RZ22-04-04, Rezone R-1 (Single Family Residential) to R-2 (Single Family Residential), Tax Map 072 Parcel 131, 0.72 +/- acres, located at 576 Gibbs Road, and currently zoned R-1 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g6) RZ22-04-05, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 073 Parcel 091, 0.56 +/- acres, located at 4351 Columbia Road, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

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

Commissioner Futch made a motion to approve with condition RZ22-04-05, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 073 Parcel 091, 0.56 +/- acres, located at 4351 Columbia Road, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition

Planning:

Removal of the fence within the Columbia Road right of way is required and must be shown on the site plan submitted to Plan Review. Removal of the fence is required prior to a business operating on this property.

(H2g7) VA22-04-02, Variance to Section 90-139 *Buffers & Screening*, Tax Map 073 Parcel 091, 0.56 +/- acres, located at 4351 Columbia Road, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox opened the public hearing at 6:37 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. Hearing none, he closed the public hearing at 6:37 p.m. and called for a motion.

Commissioner Futch made a motion to approve with conditions VA22-04-02, Variance to Section 90-139 *Buffers & Screening*, Tax Map 073 Parcel 091, 0.56 +/- acres, located at 4351 Columbia Road, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. The reduction to 10 feet for structural buffers shall apply to the side property lines only.
2. The accessory structure in the north-west corner shall be removed and the buffer replanted.

(H2g8) RZ22-04-06, Rezone R-4 (Recreational Residential) to S-1 (Special), Tax Map 002 Parcel 022F, 0.47 +/- acres portion of 21.47 +/- acres overall, located off Winfield Road, and currently zoned R-4 (Recreational Residential).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:39 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 6:39 p.m. and called for a motion.

Commissioner Wilder made a motion to approve RZ22-04-06, Rezone R-4 (Recreational Residential) to S-1 (Special), Tax Map 002 Parcel 022F, 0.47 +/- acres portion of 21.47 +/- acres overall, located off Winfield Road, and currently zoned R-4 (Recreational Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g9) VA22-04-04, Variance to Section 90-147 (f)(2)(b) *Use Provisions*, Tax Map 002 Parcel 022F, 0.47 +/- acres portion of 21.47 +/- acres overall, located off Winfield Road, and currently zoned R-4

(Recreational Residential).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:41 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 6:41 p.m. and called for a motion.

Commissioner Wilder made a motion to approve VA22-04-04, Variance to Section 90-147 (f)(2)(b) *Use Provisions*, Tax Map 002 Parcel 022F, 0.47 +/- acres portion of 21.47 +/- acres overall, located off Winfield Road, and currently zoned R-4 (Recreational Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g10) VA22-04-01, Variance to Sections 90-52 *Ancillary Dwelling* & 90-53 *List of Lot & Structure Requirements*, Tax Map 078H Parcel 167, 0.46 +/- acres, located at 4221 Green Ivy Lane, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Planning Commission questions/comments/concerns:

Chairman Cox asked Staff member Paul Scarbary to explain what is necessary for the ancillary dwelling to be brought up to county code.

Staff member Paul Scarbary explained there is a list of things that would need to be completed to bring the ancillary dwelling up to code and that it may be easier to just remove the kitchen.

Chairman Cox opened the public hearing at 6:51 p.m.

Chairman Cox asked if the applicant was present.

Heather McGinnis, 4221 Green Ivy Lane:

Spoke briefly about wanting condition #3 removed and why it was unnecessary and would cause a financial burden.

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

The following members of the public spoke regarding the application:

Hamad Sheikh, 755 Jones Creek Drive

David Dietz, 4223 Green Ivy Lane

Beth Frits, 142 Springlakes Drive

The public expressed concerns about safety and privacy. Legal representation for Springlakes stated that the homeowner has signed an agreement stating the ancillary dwelling could not be rented out to a tenant.

Chairman Cox closed the public hearing at 7:07 p.m. and called for a motion.

Commissioner Futch made a motion to disapprove VA22-04-01, Variance to Section 90-52 *Ancillary Dwelling* Tax Map 078H Parcel 167, 0.46 +/- acres, located at 4221 Green Ivy Lane, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried 3-0. Vice-Chairman Dempsey abstained from vote.

Commissioner Futch made a motion to approve with conditions VA22-04-01, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 078H Parcel 167, 0.46 +/- acres, located at 4221 Green Ivy Lane, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried 3-0. Vice-Chairman Dempsey abstained from vote.

Conditions

Planning Commission: (Revised at the April 21, 2021 meeting):

1. The side setback is reduced for the existing detached garage building only. Any new buildings on the property, including reconstruction or replacement of the detached garage, must meet the required setbacks for the R-2 zoning district.
2. The side of the landing facing the adjacent property at 4223 Green Ivy Lane must be enclosed to provide privacy to the adjacent home owner. Construction must comply with all building and fire code requirements, including fire rating if needed, must meet the architectural standards of the neighborhood, and must be complete within 90 days of approval by the Board of Commissioners.

(H2h) Text Amendments

(H2h1) TA22-04-01, Text Amendment, Chapter 6 Alcoholic Beverages and Chapter 90 Zoning.

Staff member Scott Sterling presented the staff report.

Chairman Cox opened the public hearing at 7:21p.m.

Chairman Cox asked if there was anyone to speak for or against the Text Amendment. Hearing none, he closed the public hearing at 7:21 p.m. and called for a motion.

Commissioner Wilder made a motion to approve TA22-04-01, Text Amendment, Chapter 6 Alcoholic Beverages and Chapter 90 Zoning. Commissioner Futch seconded the motion. The motion carried unanimously.

(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 7:22p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

Signature on File

Jim Cox, Chairman

Signature on File

Scott Sterling, Planning Services Director