



**Columbia County Planning Commission**  
**May 19, 2022 at 6:00 PM**  
**Evans Government Center Auditorium**  
**Evans, Georgia**

Present at the meeting included:

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  
Members of the Public

**A. CALL TO ORDER**

Vice-Chairman Dempsey 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**

Vice-Chairman Dempsey declared a quorum with 4 Commissioners present (80% Quorum). Chairman Cox absent

**E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING**

**(E1) May 5, 2022**

Commissioner Futch made a motion to approve the May 5, 2022 meeting minutes. Commissioner Carraway seconded the motion. The motion carried 4-0.

**F. APPROVAL OF THE AGENDA**

Commissioner Futch made a motion to approve the May 19, 2022 Agenda. Commissioner Carraway seconded the motion. The motion carried 4-0.

**G. PRESENTATION**

**H. DEBATE AGENDA**

**(H1) Unfinished Business**

**(H2) New Business**

**(H2a) Temporary Use Authorization**

**(H2a1)** Temporary Use Authorization, 4223 Washington Road, Tax Map 078 Parcel 137F, 9.58 +/- acres, currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Danielle Montgomery. **Presented as information only.**

Staff member Danielle Montgomery presented the Temporary Use Authorization.

## **(H2b) Individual Plat**

**(H2b1) Individual Plat for Bradley & Jeter**, Tax Map 066 Parcels 007F & 007E, 5.0 +/- acres total, located at 3731 & 3735 Knob Hill Farm Road, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the Individual Plat.

Vice-Chairman Dempsey called for a motion.

Commissioner Futch made a motion to approve Individual Plat for Bradley & Jeter, Tax Map 066 Parcels 007F & 007E, 5.0 +/- acres total, located at 3731 & 3735 Knob Hill Farm Road, and currently zoned R-A (Residential Agricultural). Commissioner Carraway seconded the motion. The motion carried 4-0.

## **(H2c) Conceptual Plan**

**(H2c1) Conceptual Plan for The Brooks Phase 2**, Tax Map 073 Parcel 070, 17 lots, 2.6 +/- acres, located off Columbia Road, and currently zoned T-R (Townhouse Residential).

Staff member Danielle Montgomery presented the staff report.

Vice-Chairman Dempsey called for a motion.

Commissioner Futch made a motion to approve Conceptual Plan for The Brooks Phase 2, Tax Map 073 Parcel 070, 17 lots, 2.6 +/- acres, located off Columbia Road, and currently zoned T-R (Townhouse Residential). Commissioner Wilder seconded the motion. The motion carried 4-0.

## **(H2d) Preliminary Plat**

**(H2d1) Preliminary Plat for Canton Park Phase 3**, Tax Map 078 Parcels 923 & 924, 17 lots, 7.59 +/- acres, located off River Watch Parkway, and currently split zoned T-R (Townhouse Residential) & A-R10 (Apartment Residential).

Staff member Danielle Montgomery presented the staff report.

Vice-Chairman Dempsey called for a motion.

Commissioner Wilder made a motion to approve Preliminary Plat for Canton Park Phase 3, Tax Map 078 Parcels 923 & 924, 20 lots, 7.59 +/- acres, located off River Watch Parkway, and currently split zoned T-R (Townhouse Residential) & A-R10 (Apartment Residential). Commissioner Futch seconded the motion. The motion carried 4-0.

## **(H2e) Final Plat**

**(H2e1) Final Plat for Tankersley Farm**, Tax Map 015 Parcel 007C, 7 lots, 34.12 +/- acres, located off Cobbham Road, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff report.

Vice-Chairman Dempsey called for a motion.

Commissioner Wilder made a motion to approve Final Plat for Tankersley Farm, Tax Map 015 Parcel 007C, 7 lots, 34.12 +/- acres, located off Cobbham Road, and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried 4-0.

## **(H2f) Provisional Home Occupation**

## **(H2g) Public Hearing**

**(H2g1) RZ22-05-04**, Rezone R-3 (Single Family Residential) to P-1 (Professional), Tax Map 077F Parcel 034, 0.93 +/- acres, located at 4031 River Watch Parkway, and currently zoned R-3 (Single Family Residential).

Staff member Danielle Montgomery presented the staff report.

Vice-Chairman Dempsey opened the public hearing at 6:13 p.m.

Vice-Chairman Dempsey asked if the applicant was present.

Angela Edmond, 9516 Berwick Court

Spoke briefly about her experience being a nurse for 20 years, that there would be 1 staff member per 3 residents, fire doors and fencing would be provided for safety, and that it would be a small family type business.

Vice-Chairman Dempsey asked if there was anyone to speak for or against the Rezoning. Hearing none, he closed the public hearing 6:15 p.m. and called for a motion.

Commissioner Carraway made a motion to disapprove RZ22-05-04, Rezone R-3 (Single Family Residential) to P-1 (Professional), Tax Map 077F Parcel 034, 0.93 +/- acres, located at 4031 River Watch Parkway, and currently zoned R-3 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried 4-0.

**(H2g2) RZ22-05-05**, Major PUD (Planned Unit Development) Revision, Tax Map 065 Parcel 1452, 0.29 +/- acres, located at 935 Ellis Lane, and currently zoned PUD (Planned Unit Development).

Staff member Will Butler presented the staff report.

Vice-Chairman Dempsey opened the public hearing at 6:17 p.m.

Vice-Chairman Dempsey asked if the applicant was present. Applicant present, but did not provide any additional information.

Vice-Chairman Dempsey 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 Futch made a motion to postpone to June 2, 2022 RZ22-05-05, Major PUD (Planned Unit Development) Revision, Tax Map 065 Parcel 1452, 0.29 +/- acres, located at 935 Ellis Lane, and currently zoned PUD (Planned Unit Development). Commissioner Wilder seconded the motion. The motion carried 4-0.

**(H2g3) RZ22-05-06**, Change of Conditions, Tax Map 068 Parcel 036, 1.619 +/- acres, located at 420 Lewiston Road, and currently zoned C-C (Community Commercial).

Staff member Nayna Mistry presented the staff report.

Vice-Chairman Dempsey opened the public hearing at 6:23 p.m.

Vice-Chairman Dempsey asked if the applicant was present.

Dustin Young, 5314 Magnolia Lane

Spoke briefly about the sign location being challenging and that the design would match the building.

Vice-Chairman Dempsey asked if there was anyone to speak for or against the Change of Conditions. Hearing none, he closed the public hearing at 6:25 p.m. and called for a motion.

Commissioner Futch made a motion to approve with conditions RZ22-05-06, Change of Conditions, Tax Map 068 Parcel 036, 1.619 +/- acres, located at 420 Lewiston Road, and currently zoned C-C (Community Commercial). Commissioner Carraway seconded the motion. The motion carried 4-0.

#### Conditions

##### Planning:

1. Except planning condition #6, all conditions from RZ20-11-04 shall still apply.
2. The sign permit shall include the monument sign design as presented with this application.

**(H2g4) RZ22-05-07**, Major S-1 (Special) Revision, Tax Map 031A Parcel 002, 2.71 +/- acres, located at 949 Appling Harlem Road, and currently zoned S-1 (Special).

Staff member Danielle Montgomery presented the staff report.

Vice-Chairman Dempsey opened the public hearing at 6:28 p.m.

Vice-Chairman Dempsey asked if the applicant was present.

Alvin Harris, 849 Appling Harlem Highway

Spoke briefly about how the towing would mainly be for their own vehicles but they had been requested to service others due to them being specialized vehicles.

Vice-Chairman Dempsey asked if there was anyone to speak for or against the Major S-1 Revision. Hearing none, he closed the public hearing at 6:29 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with conditions RZ22-05-07, Major S-1 (Special) Revision, Tax Map 031A Parcel 002, 2.71 +/- acres, located at 949 Appling Harlem Road, and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried 4-0.

#### Conditions

##### Planning:

1. With the exception of Planning condition #4, all other conditions adopted as part of file RZ14-01-05 and RZ22-03-03 shall still apply. RZ14-01-05 Planning condition # 4 shall be revised to include the proposed Horizon Towing business as the only additional allowed use on the site.
2. This approval shall not extend to any other towing or wrecker services, or storage of impounded vehicles.

**(H2g5) RZ22-05-08**, Conditional Use for a Daycare, Tax Map 078C Parcel 005, 0.81 +/- acres, located at 208 Flowing Wells Road, and currently zoned PDD (Planned Development District).

Staff member Danielle Montgomery presented the staff report.

Vice-Chairman Dempsey opened the public hearing at 6:37 p.m.

Vice-Chairman Dempsey asked if the applicant was present.

Mushanda Blount-Ray, 881 Rollo Domino Circle

Spoke briefly about how she is willing to meet regulations, needs to service more than 7 children to keep the rent current, and currently has a waiting list of over 60 children.

Vice-Chairman Dempsey asked if there was anyone to speak for or against the Conditional Use. Hearing none, he closed the public hearing at 6:41 p.m. and called for a motion.

Commissioner Carraway made a motion to disapprove RZ22-05-08, Conditional Use for a Daycare, Tax Map 078C Parcel 005, 0.81 +/- acres, located at 208 Flowing Wells Road, and currently zoned PDD (Planned Development District). Commissioner Wilder seconded the motion. The motion carried 3-1. Commissioner Futch opposed.

**(H2g6) VA22-05-01**, Variations to Section 90-96 *Evans Town Center Overlay District*, Tax Map 077A Parcels 064A, 063, 063A, and 064B, a combined 3.2 +/- acres, located at 4285 Washington Road, 541, 545, and 551 Rountree Way respectively, and currently zoned C-2 (General Commercial).

Staff member Nayna Mistry presented the staff report.

Vice-Chairman Dempsey opened the public hearing at 6:47 p.m.

Vice-Chairman Dempsey asked if the applicant was present. Applicant present, but did not provide any additional information.

Vice-Chairman Dempsey asked if there was anyone to speak for or against the Variation. Hearing none, he closed the public hearing at 6:47 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with condition VA22-05-01, Variations to Section 90-96 *Evans Town Center Overlay District*, Tax Map 077A Parcels 064A, 063, 063A, and 064B respectively, a combined 3.2 +/- acres, located at 4285 Washington Road, 541, 545, and 551 Rountree Way respectively, and currently zoned C-2 (General Commercial). Commissioner Futch seconded the motion. The motion carried 4-0.

#### Condition

#### Planning:

The window signage allowance shall be 10 percent of the glazing area for each elevation.

### **(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 6:48 p.m. Commissioner Futch seconded the motion. Motion carried unanimously.

Signature on File

Al Dempsey, Vice-Chairman

Signature on File

Scott Sterling, Planning Services Director