



Columbia County Planning Commission
June 2, 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
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

Boy Scout Troop 119 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) May 19, 2022

Commissioner Futch made a motion to approve the May 19, 2022 meeting minutes. Commissioner Carraway seconded the motion. The motion carried 4-0. Chairman Cox abstained from the vote.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to approve the June 2, 2022 Agenda. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H1a) Rezoning

(H1a1) 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). Postponed from May 19, 2022.

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:06 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 6:06 p.m. and called for a motion.

Commissioner Carraway made a motion to approve 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 Futch seconded the motion. The motion carried unanimously.

(H2) New Business

(H2a) Massage Operator's License

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

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 Treasure Butler dba Budding, located at 4434 Columbia Road, Suite 204, for on premise and mobile massage services. Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2b) Plan Revision

(H2b1) County Initiated Rezoning, Major PUD Revision, Tax Map 082D Parcels 072, 073, & 074, 0.28, 0.27, & 0.26 +/- acres, located at 208, 210, & 212 New Petersburg Drive, and currently zoned PUD (Planned Unit Development).

Staff member Will Butler presented the staff report.

Chairman Cox called for a motion.

Commissioner Wilder made a motion to approve County Initiated Rezoning, Major PUD Revision, Tax Map 082D Parcels 072, 073, & 074, 0.28, 0.27, & 0.26 +/- acres, located at 208, 210, & 212 New Petersburg Drive, and currently zoned PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2c) Individual Plat

(H2c1) Individual Plat for Abundance Point, Tax Map 001 Parcel 004, 4 lots, 23.17 +/- acres, located off Mistletoe Road, and currently zoned R-4 (Recreational Residential).

Staff member Danielle Montgomery presented the staff report.

Chairman Cox called for a motion.

Commissioner Carraway made a motion to approve Individual Plat for Abundance Point, Tax Map 001 Parcel 004, 4 lots, 23.17 +/- acres, located off Mistletoe Road, and currently zoned R-4 (Recreational Residential). Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

(H2d) Preliminary Plat

(H2d1) Preliminary Plat for Tillery Park South, Tax Map 051 Parcel 069, 67 lots, 31.43 +/- 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 Carraway made a motion to approve Preliminary Plat for Tillery Park South, Tax Map 051 Parcel 069, 67 lots, 31.43 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2e) Final Plat

(H2e1) Final Plat for Grimaud Farms Section II, Tax Map 009 Parcel 016, 20 lots, 68.52 +/- acres, located off White Oak Road, 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 Final Plat for Grimaud Farms Section II, Tax Map 009 Parcel 016, 20 lots, 68.52 +/- acres, located off White Oak Road, and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2e2) Final Plat for Highland Lakes Section 1C, Tax Map 060 Parcel 1836, 18 lots, 5.99 +/- acres, located off 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 Final Plat for Highland Lakes Section 1C, Tax Map 060 Parcel 1836, 18 lots, 5.99 +/- acres, located off William Few Parkway, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2f) Provisional Home Occupation

(H2f2) Provisional Home Occupation for Basket of Beauty, Tax Map 010 Parcel 070D, 2.7 +/- acres, located at 3841 E White Oak Road, 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 with condition Provisional Home Occupation for Basket of Beauty, Tax Map 010 Parcel 070D, 2.7 +/- acres, located at 3841 E White Oak Road, and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

Condition

Planning:

The provisional home occupation use shall not create more than 12 vehicle trips to the residence per day.

(H2g) Public Hearing

(H2g1) RZ22-06-01, Rezone C-2 (General Commercial) & C-3 (Heavy Commercial) to C-2 (General Commercial), Tax Map 082E Parcel 013C, 2.03 +/- acres, located at 191 Baston Road, and currently split zoned C-2 (General Commercial) & C-3 (Heavy Commercial).

Staff member Will Butler 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 Rezoning. Hearing none, he closed the public hearing at 6:21 p.m. and called for a motion.

Commissioner Futch made a motion to approve RZ22-06-01, Rezone C-2 (General Commercial) & C-3 (Heavy Commercial) to C-2 (General Commercial), Tax Map 082E Parcel 013C, 2.03 +/- acres, located at 191 Baston Road, and currently split zoned C-2 (General Commercial) & C-3 (Heavy Commercial). Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

(H2g2) VA22-06-01, Variance to Sections 90-98 *List of Lot & Structure Requirements* & 90-139 *Buffers & Screening*, Tax Map 082E Parcel 013C, 2.03 +/- acres, located at 191 Baston Road, and currently split zoned C-2 (General Commercial) & C-3 (Heavy Commercial).

Staff member Will Butler presented the staff report.

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

Commissioner Futch made a motion to approve VA22-06-01, Variance to Sections 90-98 *List of Lot & Structure Requirements* & 90-139 *Buffers & Screening*, Tax Map 082E Parcel 013C, 2.03 +/- acres, located at 191 Baston Road, and currently split zoned C-2 (General Commercial) & C-3 (Heavy Commercial). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g3) RZ22-06-02, Rezone R-1 (Single Family Residential) to C-C (Community Commercial), Tax Map 061 Parcels 009, 010, 008, & 011C, 1.5, 0.97, 1.12, & 7.6 +/- acres respectively, located at 5221, 5225, & 5233 Columbia Road, and currently zoned R-1 (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 there was anyone to speak for or against the Rezoning.

The following members of the public spoke regarding the application:

Amber Wilson, 260 Palisade Ridge

Talon Bohannon, 5243 Columbia Road

The public expressed concerns about Four Oaks not being in favor of the rezoning, it not being in line

with the Vision 2035 Comprehensive Plan, easement of driveways, safety, privacy, and that the applicant had not talked to the residents in the area about the development.

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

Commissioner Futch made a motion to withdraw without prejudice application RZ22-06-02, Rezone R-1 (Single Family Residential) to C-C (Community Commercial), Tax Map 061 Parcels 009, 010, 008, & 011C, 1.5, 0.97, 1.12, & 7.6 +/- acres respectively, located at 5221, 5225, & 5233 Columbia Road, and currently zoned R-1 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g4) VA22-06-02, Variance to Section 90-139 *Buffers & Screening*, Tax Map 061 Parcel 011C, 7.58 +/- acres, located at 5233 Columbia Road, and currently zoned R-1 (Single Family Residential).

Staff member Will Butler presented the staff report.

Chairman Cox opened the public hearing at 6:31 p.m.

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

The following members of the public spoke regarding the application:
Patricia Gowen, 5245 Columbia Road

The public questioned who would maintain the road through private property and how property taxes would be affected.

Bo Slaughter stated the developer would maintain the access drive through the commercial development.

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

Commissioner Futch made a motion to withdraw without prejudice application VA22-06-02, Variance to Section 90-139 *Buffers & Screening*, Tax Map 061 Parcel 011C, 7.58 +/- acres, located at 5233 Columbia Road, and currently zoned R-1 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

Chairman Cox recognized Ms. Alison Couch, District 4, and Scout Troop 119 for their attendance at the meeting.

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; Commissioner Futch made the motion to adjourn the meeting at 6:35 p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

Signature on File
Jim Cox, Chairman

Signature on File
Scott Sterling, Planning Services Director