



**Columbia County Planning Commission
July 7, 2022 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Jim Cox
Commissioner Gene Futch
Commissioner Michael Carraway

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Catherine Weisz, Administrative Specialist
Members of the Media
Members of the Public

A. CALL TO ORDER

Chairman Cox called the meeting to order at 6:00 p.m.

B. INVOCATION

Commissioner Futch 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 3 Commissioners present (60% Quorum). Vice-Chairman Al Dempsey and Commissioner Russell Wilder were not present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) June 16, 2022

Commissioner Futch made a motion to approve the June 16, 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 July 7, 2022 Agenda. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H1a) Rezoning

(H1b) Variance

(H2) New Business

(H2a) Massage Operator's License

(H2a1) Massage Operator's License for Chloe Helen Roy dba Helen's Healing Hands, located at 4571 Cox Road, Suite B, 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 the Massage Operator's License for Chloe Helen Roy dba Helen's Healing Hands located at 4571 Cox Road, Suite B, for on premise massage services only. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2b) Temporary Use Authorization

(H2b1) Temporary Use Authorization Tax Map 063C Parcel 011, 2.2 +/- acres, located at 5193 Oak Springs Drive, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox called for a motion.

Commissioner Carraway made a motion to approve the Temporary Use Authorization for 5193 Oak Springs Drive, located at 5193 Oak Springs Drive, and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Final Plat

(H2f) Plan Revision

(H2f1) RZ22-07-02, Major PUD Revision, Tax Map 082D Parcels 072, 073, & 074, located at 208, 210, & 212 New Petersburg Drive, 0.28, 0.27, & 0.26 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Will Butler presented the staff recommendation.

Chairman Cox opened the public hearing at 6:08 p.m.

Chairman Cox asked if the applicant was present. Applicant was not present, no additional information was provided.

Chairman Cox asked if there was anyone to speak for or against the Revision. Hearing none, he closed the public hearing at 6:08 p.m. and called for a motion.

Commissioner Futch made a motion to approve with condition file RZ22-07-02, Major PUD Revision, Tax Map 082D Parcels 072, 073, & 074, 208, 210, and 212 New Petersburg Drive, 0.28, 0.27, & 0.26 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

Condition

Planning:

Subject properties shall be revised to follow the narrative of RZ84-05-03.

(H2g) Public Hearing

(H2g1) RZ22-06-03, Conditional Use for a Convenience Store with Gas Pumps, Tax Map 074 Parcel 048, 0.6 +/- acres, located at 220 South Belair Road, and currently zoned C-1 (Neighborhood Commercial).

Staff member Will Butler presented the staff recommendation.

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 Conditional Use. Hearing none, he closed the public hearing at 6:18 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with condition file RZ22-06-03, Conditional Use for a Convenience Store with Gas Pumps, Tax Map 074 Parcel 048, 0.6 +/- acres, located at 220 South Belair Road, and currently zoned C-1 (Neighborhood Commercial). Commissioner Futch seconded the motion. The motion carried unanimously.

Condition

Building Standards:

All work on existing and new structures must be permitted through the Building Standards Department prior to starting work

(H2g2) VA22-06-05, Variance to Section 90-147 Use Provisions, Tax Map 074 Parcel 048, 0.6 +/- acres, located at 220 South Belair Road, and currently zoned C-1 (Neighborhood Commercial).

Staff member Will Butler presented the staff recommendation.

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 Variance. Hearing none, he closed the public hearing at 6:13 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with condition file VA22-06-05, Variance to Section 90-147 *Use Provisions*, Tax Map 074 Parcel 048, 0.6 +/- acres, located at 220 South Belair Road, and currently zoned C-1 (Neighborhood Commercial). Commissioner Futch seconded the motion. The motion carried unanimously.

Condition

Building Standards:

All work on existing and new structures must be permitted through the Building Standards Department, prior to starting work.

(H2g3) RZ22-06-04, Conditional Use for a Tattoo Parlor, Tax Map 079 Parcel 098D, 3.3 +/- acres, located at 4150 Washington Road, and currently zoned C-2 (General Commercial).

Staff member Will Butler presented the staff recommendation.

Chairman Cox opened the public hearing at 6:15 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 6:15 p.m. and called for a motion.

Commissioner Futch made a motion to approve file RZ22-06-04, Conditional Use for a Tattoo Parlor, Tax Map 079 Parcel 098D, 3.3 +/- acres, located at 4150 Washington Road, and currently zoned C-2 (General Commercial). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g4) RZ22-06-05, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 072A Parcel 086, 1.14 +/- acres, located at 460 North Belair Road, and currently split zoned R-2 (Single Family Residential) and P-1 (Professional).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:18 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 6:18 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with condition file RZ22-06-05, rezoning from R-2 (Single Family Residential) to P-1 (Professional), Tax Map 072A Parcel 086, 1.14 +/- acres, located at 460 North Belair Road, and currently split zoned R-2 (Single Family Residential) and P-1 (Professional). Commissioner Futch seconded the motion. The motion carried unanimously.

Condition

Planning:

If a site plan submittal is not otherwise required, the applicant shall submit a plan to the Planning Department depicting the design of the play area and the required structural buffer. Said plan must be approved by the Planning Department prior to construction, and the buffer shall be in place prior to the play area being used.

(H2g5) VA22-06-06, Variance to Section 90-139 Buffers & Screening, Tax Map 072A Parcel 086, 1.14 +/- acres, located at 460 North Belair Road, and currently split zoned R-2 (Single Family Residential) and P-1 (Professional).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:21 p.m.

Chairman Cox asked if the applicant was present. Applicant was not present, no additional information was provided.

Chairman Cox asked if there was anyone to speak for or against the Variance. Hearing none, he closed the public hearing at 6:21 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with condition file VAZ22-06-06, variance to Section 90-139 *Buffers and Screening* for the property at Tax Map 072A Parcel 086, 1.14 +/- acres, located at 460 North Belair Road, and currently split zoned R-2 (Single Family Residential) and P-1 (Professional).

Commissioner Futch seconded the motion. The motion carried unanimously.

Condition

Planning:

If a site plan submittal is not otherwise required, the applicant shall submit a plan to the Planning Department depicting the design of the play area and the required structural buffer. Said plan must be approved by the Planning Department prior to construction, and the buffer shall be in place prior to the play area being used.

(H2g6) VA22-06-03, Variance to Section 90-98 List of Lot & Structure Requirements, Tax Map 029 Parcel 018C, 4.75 +/- acres, located at 1808 Lonergan Hulme Road, and currently zoned M-1 (Light Industrial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:24 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 6:24 p.m. and called for a motion.

Commissioner Futch made a motion to approve with condition file VAZ22-06-03, variance to Section 90-98 *List of Lot and Structure Requirements* for the property at Tax Map 029 Parcel 018C, 4.75 +/- acres, located at 1808 Lonergan Hulme Road, and currently zoned M-1 (Light Industrial). Commissioner Carraway seconded the motion. The motion carried unanimously.

Condition

Planning:

The building setback is reduced to 10 feet along only the southern and western property lines.

(H2g7) VA22-06-04, Variance to Section 90-98 List of Lot & Structure Requirements, Tax Map 072 Parcel 043B, 2.942 +/- acre portion of 6.0 +/- acres, located at 683 Commerce Court, and currently zoned M-2 (General Industrial).

Staff member Nayna Mistry presented the staff recommendation.

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 Variance. Hearing none, he closed the public hearing at 6:27 p.m. and called for a motion.

Commissioner Carraway made a motion to approve with condition file VAZ22-06-04, variance to Section 90-98 *List of Lot and Structure Requirements* for the property at Tax Map 072 Parcel 043B, 2.942 +/- portion of 6.0 +/- acres, located at 683 Commerce Court, and currently zoned M-2 (General Industrial). Commissioner Futch seconded the motion. The motion carried unanimously.

Condition

Planning:

Submittal and approval of the proposed subdivision shall be required prior to the site plan submittal or

within 90 days of the Board of Commissioners approval, whichever is the earliest date. A copy of the recorded plat shall be provided to the Planning Department.

(H2g8) RZ22-07-01, Rezone R-A (Residential Agricultural) to S-1 (Special), Tax Map 063 Parcel 138, 7.56 +/- acres, located at 5221 Parham Road, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff recommendation.

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

Chairman Cox asked if the applicant was present. Representatives for the applicant, Ronnie Kurtz, Planning Director, City of Grovetown, and Bradley Smith, Assistant City Manager, City of Grovetown, provided additional information.

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

The following members of the public spoke regarding the application:

Brenda Cooter, 5226 Parham Road

Larry Jernigan, 5225 Parham Road

The public expressed concerns that the request may create future annexation by the City of Grovetown, noise from pumps, depletion of local wells, and negatively impact property values.

Chairman Cox closed the public hearing at 6:49 p.m. and called for a motion.

Commissioner Futch made a motion to approve with condition file RZ22-07-01, rezoning from R-A (Residential Agricultural) to S-1 (Special) at Tax Map 063 Parcel 138, 7.56 +/- acres, located at 5221 Parham Road, and currently zoned R-A (Residential Agricultural). Commissioner Carraway seconded the motion. The motion carried unanimously.

Condition

Planning:

A minimum 30-foot structural buffer meeting the planting requirements of Section 90-139 *Buffers and screening* shall be provided along the eastern and western property lines. The fence shall be permitted to be chain link. Said buffer shall only be required in areas noted for development on the provided development plan.

(H2g9) RZ22-07-03, Rezone R-3 (Single Family Residential) to C-1 (Neighborhood Commercial), Tax Map 082A Parcel 080, 0.651 +/- acres, located at 424 Vaughn Road, and currently zoned R-3 (Single Family Residential).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Cox opened the public hearing at 6:52 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 6:53 p.m. and called for a motion.

Commissioner Futch made a motion to approve with conditions file RZ22-07-03, rezoning from R-3 to C-1 at Tax Map 082A Parcel 080, 0.651 +/- acres, located at 424 Vaughn Road, and currently zoned R-3 (Single Family Residential). Commissioner Carraway seconded the motion. The motion carried

unanimously.

Conditions

Planning:

Development shall follow the design standards as per Section 90-99 Corridor Protection Overlay District.

Health Department:

The only septic report information the health department has on this property is a repair permit that was issued in 1990. There is no record of the existing system or the final inspection for the repair. Whatever septic system might be in the ground must no longer be utilized. A Level III soil report will be required on this property. If suitable for a septic system, the uses will be limited to office space and minimal retail. The use actually will be dependent upon the soil.

(H2g10) RZ22-07-04, Rezone R-A (Residential Agricultural) to PRD (Planned Residential Development), Tax Map 059 Parcels 027C & portion of 026B, a combined 107.94 +/- acres, and currently zoned R-A (Residential Agricultural). **Applicant requested to postpone until August 18th, 2022.**

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 7:06 p.m.

Chairman Cox asked if the applicant was present. Applicant, Keith Lawrence, present, provided additional information.

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

The following members of the public spoke regarding the application:

Beth Connell, 2538 Falling Branch Lane

The public expressed concerns about building a new development which would be near the neighboring community of Kiokee Ridge, Falling Branch was not accurately depicted on the plans, rezoning signs not placed in a visible area for the local community to see, and concerns of smaller lots in the back of the new development.

Chairman Cox closed the public hearing at 7:08 p.m. and called for a motion.

Commissioner Carraway made a motion to postpone to the Planning Commission meeting set for August 18th, 2022, file RZ22-07-04, rezoning from R-A to PRD for Tax Map 059 Parcels 027C & portion of 026B, a combined 107.94 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; Commissioner Futch made the motion to adjourn the meeting at 7:13 p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

Signature on File

Jim Cox, Chairman

Signature on File

Scott Sterling, Planning Services Director