



**Columbia County Planning Commission
July 21, 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
Commissioner Al Dempsey
Commissioner Russell Wilder

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Catherine Weisz, Administration 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 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) July 7, 2022

Commissioner Futch made a motion to approve the July 7, 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 21, 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

(H2b) Temporary Use Authorization

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Final Plat

(H2f) Plan Revision

(H2f1) RZ22-07-07, Minor S-1 (Special) Plan Revision, 216 South Belair Road, Tax Map 074 Parcel 049H, 4.77 +/- Acres, and currently zoned S-1 (Special).

Staff member Will Butler presented the staff recommendation.

Chairman Cox opened the public hearing at 6:05 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 6:05 p.m. and called for a motion.

Commissioner Futch made a motion to approve with condition file RZ22-07-07, Minor S-1 (Special) Plan Revision, 216 South Belair Road. Commissioner Carraway seconded the motion. The motion carried unanimously.

Condition

Planning:

The request to move the buffer fence is not approved with this application.

(H2g) Public Hearing

(H2g1) RZ22-07-05, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 3448 Gordon Highway, Tax Map 054 Parcel 010, 17.67 +/- Acres, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:11 p.m.

Chairman Cox asked if the applicant was present.

Applicant, Brian Kaczmarek, 1195 Rivershyre Drive, and representative, Jacky Coxwell, 4601 Greenwood Church Road, with Columbia County Concrete Co., present.

Applicants provided additional information, such as: buffer change on right side, nearest to the residential area, to add an additional 150 feet buffer between homes to alleviate noise, using concrete retaining blocks, placing a dust collector on site to minimize dust pollution to surrounding area, plans to only use 4 acres in the middle of the site, and requirements to test retention pond water.

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

The following members of the public spoke regarding the application:

Wendy Scott, 3524 Gordon Hwy

Bobbie Bauserman, 1447 Newmantown Road

Louis Whitaker, 3538 Gordon Hwy

Robbin Palmer, 107 Cherlyann Dr
Steve Clayborn, 5513 Old Augusta Hwy

The public expressed concerns that the request may create environmental issues, to include: concrete dust in the air, dust poisoning ground water, issues with livestock and local agriculture sustainability, well water sources and supplies becoming depleted for local residents, safety of roadways, noise and light pollution, overall concerns for safety, health and wellbeing for local residents and ecosystems.

Chairman Cox closed the public hearing at 6:28 p.m. and called for a motion.

Commissioner Dempsey made a motion to disapprove file RZ22-07-05, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 3448 Gordon Highway. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g2) RZ22-07-06, Rezoning from R-2 (Single Family Residential) to C-C (Community Commercial), off Furys Ferry Road, Tax Map 081A Parcel 029D, 2.95 +/- acres, and currently zoned R-2 (Single Family Residential).

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.

Applicant present, but did not provide any 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:
Eric Calasanzio, 1965 Avenel Lane

The public expressed concerns of the types of commercial businesses that would occupy the site.
Concerns with vendors of liquor stores/sales.

Commissioner Wilder made a motion to disapprove file RZ22-07-06, Rezoning from R-2 (Single Family Residential) to C-C (Community Commercial), off Furys Ferry Road. 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; therefore Commissioner Futch made the motion to adjourn the meeting at 6:34 p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

Signature on File
Jim Cox, Chairman

Signature on File
Scott Sterling, Planning Services Director