

The following is a draft of the actions taken at the August 4th, 2022 Columbia County Planning Commission meeting. This document has not been reviewed or approved by the Planning Commission and is not an official record of the meeting. The Board will approve the official minutes on August 18th, 2022.



**Columbia County Planning Commission
August 4, 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
Dylan Douglas, Planner I
Catherine Weisz, 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

Ms. Alison Couch led the pledge of Allegiance.

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 21, 2022

Commissioner Futch made a motion to approve the July 21, 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 August 4, 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

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(H2a) Massage Operator's License

(H2b) Temporary Use Authorization

(H2b1) Temporary Use Authorization, 8025 Lakeside Drive Tax Map 001B Parcel 061, 0.40 +/- acres, and currently zoned R-4 (Recreational Residential).

Commissioner Carraway made a motion to approve the Temporary Use Authorization for 8025 Lakeside Drive. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Final Plat

(H2e1) Final Plat for River Oaks Phase 2, Tax Map 071 Parcel 244, 44 lots, 21.43 +/- acres, located off Hardy McManus Rd, and currently zoned R-2 (Single Family Residential).

Commissioner Futch made a motion to approve the Final Plat located off Hardy McManus Rd. Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2e2) Final Plat for River Island Section 2 Phase 3, Tax Map 081 Parcels 001A & portion of 001W, 61 lots, 42.1 +/- acres, located off Blackstone Camp Road, and currently zoned PUD (Planned Unit Development).

Commissioner Futch made a motion to approve the Final Plat located off Blackstone Camp Road. Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2f) Provisional Home Occupation

(H2f1) Provisional Home Occupation for Elduets Farm, Tax Map 015A Parcel 045B, 18.83 +/- acres, located at 6952 Moontown Drive East, and currently zoned R- A (Residential Agricultural).

Commissioner Dempsey made a motion to disapprove the Provisional Home Occupation for Elduets Farm, located at 6952 Moontown Drive East. Commissioner Carraway seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. The provisional home occupation use shall not create more than 12 vehicle trips to the residence per day.
2. The list of possible future uses included in the S-1 business plan narrative are not approved with this request. Approval of this Provisional Home Occupation shall not guarantee or imply approval of any future rezoning application.

Health Department:

Any public bathrooms at the farm must be served by an installed on-site sewage system. The use of a pit privy or outhouse will not be allowed. In consultation with the Georgia State EH office regarding the use of a pit privy: these type systems are only to be permitted in the most primitive of

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environments where no running water is available. Since the property has a functioning well, it is not considered primitive. In addition, a public bathroom will require a plumbed hand sink under pressure. The waste water from the hand sink must also be discharged into the septic system. A level III soil report will be required in the area / future areas of any bathrooms prior to the issuance of a septic permit.

(H2g) Public Hearing

(H2g1) VA22-08-01, Variance to Section 90-147(g)(10)(b) Use Provisions, Tax Map 074A Parcel 035H, 1.28 +/- acres, located at 4311 Wrightsboro Road, and currently zoned C-2 (General Commercial).

Chairman Cox opened the public hearing at 6:25 p.m.

Chairman Cox closed the public hearing at 6:25 p.m.

Chairman Futch made a motion to approve with conditions file VA22-08-01, Variance to Section 90-178 (g)(10)(b) Use Provision, 4311 Wrightsboro Road. Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition:

Planning:

All lighting on the site shall be shielded and/or directed away from the residential properties to the south. A lighting plan showing how this will be accomplished shall be provided prior to beginning 24 hour operation and shall be reviewed by Planning Department staff. All other provisions of Section 90-147(g)(10)(b) Use provisions , including the provision limiting deliveries, still apply.

(H2g2) RZ22-08-01, Major PUD (Planned Unit Development) Revision, Tax Map 072 Parcels 231Q & 545, 1.2 +/- acres, located at 925 Ronald Reagan Drive and off North Belair Road, and currently zoned PUD (Planned Unit Development).

Chairman Cox opened the public hearing at 6:30 p.m.

Chairman Cox closed the public hearing at 6:30 p.m.

Chairman Wilder made a motion to approve with conditions file RZ22-08-01, Major PUD (Planned Unit Development) Revision, 925 Ronald Reagan Drive and off North Belair Road. Commissioner Futch seconded the motion. The motion carried unanimously.

Condition:

Planning:

Previous conditions as per file RZ21-12-06 still apply. The proposed sign shall be a painted sign only and a maximum of 75 SF.

(H2g3) RZ22-08-02, Major S-1 (Special) Revision, Tax Map 059 Parcel 027A, 26.7+/- acres, located at 2540 William Few Parkway, and currently zoned S-1 (Special). Commission District 3.

Chairman Cox opened the public hearing at 6:36 p.m.

Chairman Cox closed the public hearing at 6:36 p.m.

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Chairman Carraway made a motion to postpone file RZ22-08-02, Major S-1 (Special) Revision, 2540 William Few Parkway to the Planning Commission meeting September 1st, 2022. Commissioner Futch seconded the motion. The motion carried unanimously.

Condition:

Traffic Engineering:

Prior to site plan approval, the Applicant is required to submit a traffic impact study that complies with the "Project Access Improvements on County Roadways" policy (aka PAI) as adopted by Board of Commissioners on February 3, 2015. Of particular focus is whether expansion of the church campus will warrant traffic improvements on William Few Parkway at the existing site access, the intersection with Clanton Road and/or on Clanton Road. Prior to starting the traffic study, contact Engineering Services at 706-447-7602 to discuss the scope of the traffic study. If the approved traffic study shows additional traffic improvements are not warranted, Columbia County reserves the right to require an updated traffic study or modifications to existing and/or proposed traffic improvements required of the church in future phases if the assumptions, counts or estimated peak days/times in the traffic study do not match actual field conditions, or if poor operational issues are identified by the County Engineer that require improvements to protect the safety and welfare of the travelling public.

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 6:37 p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

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Signature on File

Jim Cox, Chairman

Signature on File

Scott Sterling, Planning Services Director