



**Columbia County Planning Commission
August 18, 2022 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Jim Cox
Vice-Chairman Al Dempsey
Commissioner Gene Futch
Commissioner Russell Wilder

Will Butler, Planning Manager
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
Catherine Weisz, Administrative Specialist
Members of the Public
Members of the Media

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 4 Commissioners present (80% Quorum). Commissioner Carraway absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) August 04, 2022

Commissioner Futch made a motion to approve the August 04, 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 18, 2022 Agenda. Commissioner Wilder seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H1a) Rezoning

(H1a1) RZ22-07-04, Rezone R-A (Residential Agricultural) to PRD (Planned Residential Development), Tax Map 059 Parcels 027C & portion of 026B, located at Clanton Road and Old Pearre Place, a combined 107.94 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Danielle Montgomery. **Postponed from Planning Commission meeting on July 7th, 2022.**

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:07 p.m.

Chairman Cox asked if the applicant was present.

Applicant, Keith Lawrence, 211 Dixon Court, present.

Applicant provided information to address concerns with setbacks, community resident questions, number of units planned for the development, traffic coordination with the neighboring Church development, and spoke about meeting within the following week with nearby residents and county members.

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

The following members of the public spoke regarding the application:

Roy Wright, 2635 Old Pearre Place

Sandra Saul, 111 Talk Oak Lane

The public expressed concerns regarding the proximity to other surrounding areas and the issues that might follow, such as: higher traffic flow and being unable to maintain a safe road way, surrounding roads becoming areas in which trash and debris is dropped, the impact of neighboring property values, and concern with too much growth in the area.

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

Commissioner Futch made a motion to postpone to September 1st, 2022 the file RZ22-07-04 to rezone R-A (Residential Agricultural) to PRD (Planned Residential Development), located at Clanton Road and Old Pearre Place, a combined 107.94 +/- acres, and currently zoned R-A (Residential Agricultural). . Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2) New Business

(H2a) Provisional Home Occupation

(H2b) Temporary Use Authorization

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Final Plat

(H2f) Plan Revision

(H2g) Public Hearing

(H2g1) RZ22-08-03, Major PUD Revision to Allow Existing Deck and Fence, Tax Map 078 Parcel 569, located at 1016 Barrett Drive, 0.13+/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Will Butler presented the staff recommendation.

Chairman Cox opened the public hearing at 6:18 p.m.

Chairman Cox asked if the applicant was present.

Applicant was present, no additional information was presented.

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

The following members of the public spoke regarding the application:

Janak Patel, 3704 Clark Crossing

Jack Scott, 1036 Barrett Drive

The public supported the Major PUD revision to be approved for continuous privacy for the applicant and the deck is structurally sound and safe.

Chairman Cox closed the public hearing at 6:21 p.m. and called for a motion

Commissioner Futch made a motion to approve with conditions file RZ22-08-03, Major PUD Revision to Allow Existing Deck and Fence at 1016 Barrett Drive. Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

Conditions:

Building Standards:

A permit must be pulled for the deck and the fence allowing for a code compliance inspection.

Planning:

The setback reduction applies to retain existing structures in the current locations. Repair and/or rebuilding of the structures is allowed and must meet applicable building codes and be permitted.

Stormwater Management:

An Easement Encroachment Agreement is required.

(H2g2) RZ22-08-04, Conditional Use for Massage, Tax Map 082 Parcel 079F, 0.27 +/- acres, located at 535 Blackburn Drive, and currently zoned P-1 (Professional).

Staff member Will Butler presented the staff recommendation.

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

Chairman Cox asked if the applicant was present.

Applicant, Benjamin Carde, was present.

The applicant provided additional information regarding the intended uses for the business was to assist military veterans with physical therapy, massage therapy, and overall pain management care.

Chairman Cox asked if there was anyone to speak for or against the Conditional Use. Hearing none, he closed the public hearing at 6:25 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions file RZ22-08-04, Conditional Use for Massage, located at 535 Blackburn Drive. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g3) RZ22-08-05, Rezoning from R-A (Residential Agricultural) to S-1 (Special), Tax Map 047 Parcel 043X, located at 5560 Burks Mountain Road, 10.17 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

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

Chairman Cox asked if the applicant was present.

Applicant was present, no additional information was provided.

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

The following member of the public spoke regarding the application:

Mark Ivey, 730 Stonecrest Lane

The public expressed support for the rezoning, having no issues with traffic and the site is screened well.

Chairman Cox closed the public hearing at 6:31 p.m. and called for a motion.

Vice-Chairman Dempsey made a motion to approve with conditions file RZ22-08-05, Rezoning from R-A (Residential Agricultural) to S-1 (Special) located at 5560 Burks Mountain Road, 10.17 +/- acres, and currently zoned R-A (Residential Agricultural).. Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Uses allowed in the R-A zoning district are also allowed on the property.
2. All construction shall comply with the minimum setbacks of the R-A zoning district.
3. Minimum 40-foot natural buffers shall be maintained along all property lines, including along the road frontage. The applicant shall coordinate with the County Landscape Architect to ensure the existing plantings in the buffer along Burks Mountain Road are sufficient to supply a year-round visual screen. Any required supplemental plantings shall be approved by the County Landscape Architect and shall be installed within 9 months of approval by the Board of Commissioners. As an exception to the buffer requirements, a driveway will be allowed to cross the buffer to provide access between the future residence and the business.
4. The portion of the property utilized for the business, including all parking and storage, shall at no time exceed 5 acres nor extend onto the eastern half of the property. A plat subdividing the portion of the property to be rezoned S-1 and used for the proposed business operations shall be recorded and a copy submitted to the Planning Department within 60 days of approval by the Board of Commissioners.

(H2g4) RZ22-08-06, Rezoning from M-1 (Light Industrial) to PRD (Planned Residential Development), Tax Map 051 Parcel 048, located at Baker Place Road, 24.14 +/- acres, and currently zoned M-1 (Light Industrial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:37 p.m.

Chairman Cox asked if the applicant was present.

Applicant, Mark Ivey, 730 Stonecrest Lane, was present.

Applicant provided details about number of homes and lots planning to be added. The addition would include attached homes, less expensive homes closer to I-20, and a road providing 2 ways in and out of the development to assist in alleviating traffic.

Chairman Cox asked if there was anyone to speak for or against the Rezoning. Hearing none, he closed the public hearing at 6:38 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions file RZ22-08-06, Rezoning from M-1 (Light Industrial) to PRD (Planned Residential Development) located at Baker Place Road, 24.14 +/- acres, and currently zoned M-1 (Light Industrial). Commissioner Futch seconded the motion. The motion failed 2-2. Chairman Cox and Vice-Chairman Dempsey opposed.

Conditions:

Planning:

1. The lot standards provided shall not be interpreted to include a maximum lot width. The minimum lot width is to be as indicated in the narrative for each lot type, and every lot must meet at least this width at the minimum building line.
2. Each building permit application will include a signed approval letter from the Architectural Review Board for the design of the home and any accessory structures.
3. Parks shall not be reduced below those shown on the concept plan. Park types shall be determined at preliminary plat and the overall development must include at least 4 of each type.
4. Pedestrian connections outside of the right of way must be shown on preliminary plats for the relevant sections and developed in conjunction with those phases.

Traffic Engineering:

1. The 9/16/20 traffic study performed an operational analysis of the unsignalized intersection approaches to include turn lane warrants and recommended storage lengths. Turn lane warrants, storage lengths, and turning movements for access points must be re-evaluated at each proposal and phase of development. Columbia County may require an updated traffic study or modifications to existing and/or proposed traffic improvements required of the developer 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.
2. Traffic contributions from Tillery Park Drive and the growth of Baker Place Road corridor may result in a need for signalization at this intersection. At a time prior to final phase of development and determined by County Engineer, the developer is required to submit a traffic signal warrant analysis that complies with the "Project Access Improvements on County Roadways" (aka PAI) and GDOT policies and standards. The analysis will include a future year scenario with a growth rate applied to traffic volumes in a signal warrant justification. Any costs for signalization, modifications to the intersection, utility relocations or other associated improvements shall be the responsibility of the developer.
3. Developer is required to provide traffic calming measures on internal public roadways with straight sections (delta angle less than 30 degree curves) longer than 500 ft. A mandatory meeting with Engineering Division and developer/engineer is required prior to any detailed design for the purpose of discussing acceptable traffic calming measures. Please contact Curtis Aycox at 706-447-7611.

(H2g5) RZ22-08-07, Major Plan Revision to S-1 (Special), Tax Map 077 Parcel 059G, located at 4201 Southern Pines Drive, 11.95 +/- acres, and currently zoned S-1 (Special).

Staff member Will Butler presented the staff recommendation.

Chairman Cox opened the public hearing at 6:41 p.m.

Chairman Cox asked if the applicant was present.

Owner, Ora Parish, 609 Woodwalk Lane, was present on behalf of the church.

Owner thanked the Commission for their time and hoped to further provide for the community.

Chairman Cox asked if there was anyone to speak for or against the Major Plan Revision. Hearing none,

he closed the public hearing at 6:41 p.m. and called for a motion.

Commissioner Futch made a motion to approve file RZ22-08-07, Major Plan Revision to S-1 (Special), to allow the daycare use located at 4201 Southern Pines Drive, 11.95 +/- acres, and currently zoned S-1 (Special). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g6) VA22-08-02, Variance to Section 90-144 *Placement of Buildings and Structures*, Tax Map 073C Parcel 306, located at 774 Houston Lake Drive, 0.33 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:44 p.m.

Applicant present, no additional information was provided.

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

The following member of the public spoke regarding the application:
Fred McIntyre, 725 Houston Lake Drive

The public expressed no objection to the variance, as it did not create any issues within the neighborhood or flow of traffic.

Chairman Cox closed the public hearing at 6:45 p.m. and called for a motion.

Commissioner Futch made a motion to approve file VA22-08-02, Variance to Section 90-144 *Placement of Buildings and Structures*, Tax Map 073C Parcel 306, located at 774 Houston Lake Drive, 0.33 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried 4-0.

(H2g7) VA22-08-03, Variance to Section 90-135 *Signs*, Tax Map 078D Parcel 033, 0.66 +/- acres, located at 3864 Washington Road, and currently zoned C-2 (General Commercial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:50 p.m.

Chairman Cox asked if the applicant was present.

The applicant, Noah Bradley with Anchor Sign, was present.

The applicant understood the sign was not currently in code, and the company had not properly researched the area and code needed for the sign variance. The applicant expressed that if denied, the company was prepared to apply for a new sign within the regulations.

Chairman Cox asked if there was anyone to speak for or against the Variance. Hearing none, he closed the public hearing at 6:52 and called for a motion.

Commissioner Futch made a motion to disapprove file VA22-08-03, a Variance to Section 90-135 *Signs*, Tax Map 078D Parcel 033, 0.66 +/- acres, located at 3864 Washington Road, and currently zoned C-2 (General Commercial). Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

(H2g8) VA22-08-04, Variance to Section 90-53, *List of Lot and Structure Requirements*, Tax Map 001A Parcel 185, located at 7409 Lakeside Drive, 0.49 +/- acres, and currently zoned R-4 (Recreational

Residential)

Staff member Will Butler presented the staff recommendation.

Chairman Cox opened the public hearing at 6:57 p.m.

Chairman Cox asked if the applicant was present.

The applicant, John Carter, 7409 Lakeside Drive, was present.

The applicant provided additional information about the septic system being pumped and inspected by the Health Department and was advised to add additional 200 feet to drain field.

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

The following member of the public spoke regarding the application:
Scott Rosamond, 7407 Lakeside Drive

The public expressed concerns about lighting and noise spilling into their property. The public is also worried about the potential issues with septic and water with the installation of a pool.

Chairman Cox closed the public hearing at 7:01 p.m. and called for a motion.

Commissioner Wilder made a motion to approve with conditions file VA22-08-04, a Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 001A Parcel 185, located at 7409 Lakeside Drive, 0.49 +/- acres, and currently zoned R-4 (Recreational Residential). Commissioner Dempsey seconded the motion. The motion carried unanimously.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

The following members of the public spoke regarding the Mullikin Road Conceptual Plan, approved at the June 16th 2022 Planning Commission meeting:
Mary and Fred Kruckow, 1163 Sumter Landing Circle

The public expressed concern about the number of homes written on the conceptual plan and discovering the homes would be tied into the nearby sewer pump station. They also expressed concerns with the wetland and wildlife that could be harmed with the new development and additional backflow, and hope the wildlife preservation has been properly studied.

Chairman Cox encouraged the members of the public to speak with the developer in greater detail, as some of the topics and concerns at hand were not within the jurisdiction of the Columbia County Planning Commission.

There was no further business to discuss; therefore Commissioner Futch made the motion to adjourn the meeting at 7:08 p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

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Signature on File

Jim Cox, Chairman

Signature on File

Scott Sterling, Planning Services Director