



**Columbia County Planning Commission
September 1, 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 6:00 p.m.

B. INVOCATION

Commissioner Wilder 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 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) August 18

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

F. APPROVAL OF THE AGENDA

Commissioner Wilder made a motion to amend the agenda by adding item (H2b1) Temporary Use Authorization. Commissioner Wilder made a motion to approve the September 01, 2022 amended agenda. Commissioner Futch seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2a1) 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 August 18th, 2022.**

Chairman Cox opened the public hearing at 6:09 p.m.

Chairman Cox asked if the applicant was present.

Applicant, Keith Lawrence, 211 Dixon Court, present.

Applicant addressed the updated plans that had been created in conjunction with him, his team, and nearby neighbors of the potential development. He has worked on creating larger lots, making his plans consist of 165 concept lots, addressing lighting concerns on the homes and recreational areas, and adding a privacy fence and dust control for Old Pearre Place. Mr. Lawrence incorporated information about the history of the property, the plans for the potential development, and how the development fits into Columbia County's 2035 Vision Plan.

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

The following members of the public spoke regarding the application:

Beth Connell, 2538 Falling Branch Lane

Douglas Wheatley, 2626 Clanton Road

The public expressed their concerns with aspects of the development, but were not against the development moving forward. The members of the public spoke about keeping "green space" in both verbiage in the documentation but also in the physical space of the development and surrounding land, and feared this development would set precedent for future PRD developments in the area. Members of the public were firm in their stance of the development respecting the quiet and private impression in the area.

Chairman Cox closed the public hearing at 6:35 pm.

Vice-Chairman Dempsey made a motion to approve with conditions file 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). Commissioner Futch seconded the motion. The motion carried 4-1. Chairman Carraway opposed.

Conditions:

Planning:

1. A plat showing the portions of the property not to be rezoned shall be completed and provided to the Planning Department within 90 days from the approval by the Board of Commissioners.
2. The 50-foot buffer from Old Pearre Place shall be measured from the edge of the existing road bed. If the development relocates the road, then the buffer may be measured from the edge of the new road bed.

Traffic Engineering:

The applicant shall be responsible for improvements to Clanton Road and/or William Few Parkway to serve additional traffic loading as deemed necessary based on proposed development.

1. Prior to site plan approval, the Applicant is required to submit a Traffic Impact Study (TIS) that complies with the "Project Access Improvements on County Roadways" policy (PAI) as adopted by Board of Commissioners on February 3, 2015. Contact Engineering Services at 706-447-7602, prior to starting the traffic study, to discuss the scope. Columbia County reserves the right to require an updated traffic study or modifications to existing and/or proposed traffic improvements required of the applicant 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. Left and right turn lanes shall be constructed on William Few Parkway at Clanton Road intersection. Turn lane improvements shall be based on Project Access Improvement

policy. Installation of turn lanes must be completed with the first phase of construction. Paving section for William Few Parkway (arterial classification) shall be 10 inches GAB, 4 inches 25mm, 2 inches 19mm, and 2 inches 12.5mm or match existing, whichever is greater.

3. At a minimum, a pavement section upgrade and extension of Clanton Road to the development entrance will be required. The paving section shall be in accordance with GDOT's Pavement Design Manual. Please contact Engineering Services at 706-447-7602 to discuss the scope of the pavement design.
4. Paving section for the development shall meet Pavement Design Supplement A and based on the total lot count of the proposed subdivision.
5. Traffic calming measures will be required on internal public roadways with straight sections (delta angle less than 30 degree curves) longer than 500 ft. A mandatory meeting with Engineering Division is required prior to any detailed design for the purpose of discussing acceptable traffic calming measures. Please contact Curtis Aycox at 706-447-7611.
6. Additional improvements may be required as determined by the TIS and/or the County Engineer.

(H2a2) 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. Staff Assignment Danielle Montgomery. **Postponed from Planning Commission meeting on August 4th, 2022.**

Chairman Cox opened the public hearing at 6:39 p.m.

Chairman Cox asked if the applicant was present.

Applicant's representative, Bill Corder, 842 Sparkleberry Road, was present

The applicant asked for better defined conditions from traffic engineering, and being sure the traffic engineering conditions weren't creating conditions too large for the location. The applicant spoke about the different relocation phase plans and provided further information.

Chairman Cox asked if there was anyone to speak for or against the Major S-1 Revision. Hearing none, he closed the public hearing at 6:46 p.m. and called for a motion.

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

Conditions:

Traffic Engineering:

The applicant shall be responsible for improvements to Clanton Road and/or William Few Parkway to serve additional traffic loading as deemed necessary based on proposed site improvements.

1. Prior to site plan approval, the Applicant is required to submit a Traffic Impact Study (TIS) that complies with the "Project Access Improvements on County Roadways" policy (PAI) as adopted by Board of Commissioners on February 3, 2015. Contact Engineering Services at 706-447-7602, prior to starting the traffic study, to discuss the scope. Columbia County reserves the right to require an updated traffic study or modifications to existing and/or proposed traffic improvements required of the applicant 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. Left and right turn lanes shall be constructed on William Few Parkway at Clanton Road intersection. Turn lane improvements shall be based on Project Access Improvement policy. Installation of turn lanes must be completed with the appropriate phase of construction as determined by the County Engineer. Paving section for William Few Parkway (arterial classification) shall be 10 inches GAB, 4 inches 25mm, 2 inches 19mm, and 2 inches 12.5mm or match existing, whichever is greater.
3. At a minimum, an upgraded paving section on Clanton Road will be required to meet the additional traffic loadings. The paving section shall be in accordance with GDOT's Pavement Design Manual. Please contact Engineering Services at 706-447-7602 to discuss the scope of the pavement design.
4. Modifications of the existing access drive on William Few Parkway may be required by the County Engineer in order to minimize impacts and improve safety and welfare of the travelling public.
5. Additional improvements may be required as determined by the TIS and/or the County Engineer.

(H2) New Business

(H2a) Provisional Home Occupation

(H2b) Temporary Use Authorization

(H2b1) Temporary Use Authorization Tax Map 043 Parcel 061, 2.0 +/- acres, located at 334 Leitner Mill Road, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.

Applicant was present, but did not provide any additional information.

Commissioner Futch made a motion to approve the Temporary Use Authorization for 334 Leitner Mill Road, and currently zoned R-A (Residential Agricultural). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2c) Conceptual Plan

(H2d) Preliminary Plat

(H2e) Final Plat

(H2e1) Final Plat for Jackson Heights Phase II, Tax Map 068 Parcel 006E, 65 Lots, 34.54 +/- acres, located off Old Belair Lane, and currently zoned PRD (Planned Residential Development). Commission District 2. Staff Assignment Dylan Douglas.

Applicant was present, but did not provide any additional information.

Commissioner Futch made a motion to approve the Final Plat for Jackson Heights Phase II, Tax Map 068 Parcel 006E, 65 Lots, 34.54 +/- acres, located off Old Belair Lane, and currently zoned PRD (Planned Residential Development). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2f) Plan Revision

(H2g) Public Hearing

(H2g1) AP22-09-01, Appeal to Sec. 90-132 *Nonconforming uses of Land and Structures*, Tax Map 078C Parcel 005, 0.846 +/- acres, located at 206 Flowing Wells Rd, and currently zoned PDD (Planned Development District). Commission District 2. Staff Assignment Danielle Montgomery.

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

Chairman Cox asked if the applicant was present.

Applicant, Rhonda Calvin, 4083 Coldwater Street, was present

The applicant explained the process history she has already worked through for this property, business, and previous owner. The applicant was not made aware of issues with this property and necessary upgrades until signing an extended lease. The applicant has worked to obtain her state license but has to figure out next steps necessary to obtain the county license with the needed property upgrades.

The Commission voiced concerns on who was going to be held responsible for the needed upgrades and getting it done in an appropriate timeline. The Commission also spoke about bringing the owner to the following meeting, if possible, and for the applicant to speak with them regarding responsibility of the lease.

Chairman Cox asked if there was anyone to speak for or against the Appeal to Sec. 90-132, *Nonconforming uses of Land and Structures*. Hearing none, he closed the public hearing at 7:11 p.m. and called for a motion.

Commissioner Futch made a motion to postpone to the Planning Commission meeting set for September 15th, 2022, file AP22-09-01, Appeal to Sec. 90-132. *Nonconforming uses of Land and Structures*, Tax Map 078C Parcel 005, 0.846 +/- acres, located at 206 Flowing Wells Rd, and currently zoned PDD (Planned Development District). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2g2) VA22-09-01 Variance to Section 90-53 *List of Lot and Structure Requirements*, Tax Map 035B Parcel 039, 0.70 +/- acres, located at 6244 Winfield Circle, and currently zoned R-4 (Recreational Residential). Commission District 3. Staff Assignment Danielle Montgomery.

Chairman Cox opened the public hearing at 7:14 p.m.

Chairman Cox asked if the applicant was present.

Applicant, Dwayne Boutwell was present.

The applicant provided information about the planned usage of the deck and what it would look like on the house and property.

Chairman Cox asked if there was anyone to speak for or against the Variance to Section 90-53 List of Lot and Structure Requirements. Hearing none, he closed the public hearing at 7:15 p.m. and called for a motion.

Commissioner Carraway made a motion to approve VA22-09-01, Variance to Section 90-53 *List of Lot and Structure Requirements*, Tax Map 035B Parcel 039, 0.70 +/- acres, located at 6244 Winfield Circle, and currently zoned R-4 (Recreational Residential). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g3) VA22-09-02 Variance to Section 90-53 *List of Lot and Structure Requirements*, Tax Map 073A Parcel 151, 0.52 +/- acres, located at 376 Westmont Drive, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Will Butler.

Chairman Cox opened the public hearing at 7:18 p.m.

Chairman Cox asked if the applicant was present.

Applicant was present but did not provide additional information.

Chairman Cox closed the public hearing at 7:18 pm.

Commissioner Futch made a motion to approve VA22-09-02, Variance to Section 90-53 *List of Lot and Structure Requirements*, Tax Map 073A Parcel 151, 0.52 +/- acres, located at 376 Westmont Drive, and currently zoned R-2 (Single Family Residential). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2g4) VA22-09-03 Variance to Section 90-53 *List of Lot and Structure Requirements*, Tax Map 073D Parcel 201, 0.46 +/- acres, located at 163 Creekview Circle, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Will Butler.

Chairman Cox opened the public hearing at 7:20 p.m.

Chairman Cox asked if the applicant was present.

Applicant, Richard Johnson, 3876 Wrightsboro Road, was present.

The Applicant explained the purpose of the storage structure of the owner's property, and re-iterated the structure was not made for any type of dwelling nor is anyone living in it currently.

Chairman Cox asked if there was anyone to speak for or against the Variance to Section 90-53 List of Lot and Structure Requirements.

The following member of the public spoke regarding the application:
Charles Sharpe, 128 Morehead Drive

The public explained they previously heard rumors the structure was being used as a dwelling and was going to continue to have that use. He wanted to attend the meeting to be sure the structure was only used for storage and was in favor of the variance knowing the intended use.

Chairman Cox closed the public hearing at 7:22 pm.

Commissioner Futch made a motion to approve with conditions VA22-09-03, Variance to Section 90-53 *List of Lot and Structure Requirements*, Tax Map 073D Parcel 201, 0.46 +/- acres, located at 163 Creekview Circle, and currently zoned R-2 (Single Family Residential). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2h) Text Amendments

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 7:23 p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

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Signatures on File

Jim Cox, Chairman

Signature on File

Scott Sterling, Planning Services Director