



Present at the meeting included:

Chairman Jim Cox
Vice-Chairman Al Dempsey
Commissioner Russell Wilder
Commissioner Gene Futch
Commissioner Michael W. Carraway

Matt Schlachter, Deputy County Manager
Nayna Mistry, Community Planner
Dylan Douglas, Planner I
Catherine Weisz, Administrative Specialist
Members of the Media
Members of the Public

A. CALL TO ORDER

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

B. INVOCATION

Commissioner Wilder gave the invocation.

C. PLEDGE OF ALLEGIANCE

Vice-Chairman Dempsey 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 September 01, 2022 meeting minutes. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to amend the agenda by removing item (H2g1) Conceptual Plan-Marshall Mills. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2a1) AP22-09-01, Appeal to Section 90-132 *Nonconforming uses of land and structures*, Tax Map 078C Parcel 005, 0.846 +/- acres, located at 208 Flowing Wells Rd, and currently zoned PDD (Planned Development District). **Postponed from September 1, 2022 Planning Commission meeting.**

Staff member Nayna Mistry presented the appeal.

Property owner Josh Mastel, 5502 N Rockview Lane, Spokane WA, was present via WebEx and provided information about the site plan that was submitted and currently under review. He was ready to move forward with the required site improvements and requested the county consider flexibility on the required landscape due to the construction on Flowing Well Road. The new property owner stated that he was working to get the work done as soon as possible.

Applicant, Rhonda Calvin, spoke about asking for deferred rent until the work was completed. The applicant mentioned she is unsure and uncomfortable not knowing when the work will be done, or who is responsible for what improvements in order for her to operate her business.

Commissioner Futch made a motion to disapprove AP22-09-01, Appeal to Section 90-132 *Nonconforming uses of land and structures*, Tax Map 078C Parcel 005, 0.846 +/- acres, located at 208 Flowing Wells Rd, and currently zoned PDD (Planned Development District). Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

(H2) New Business

(H2a) Massage Operator's License

(H2a1) Massage Operator's License, Integrity Health, LLC dba Wholistic Health Center, 537 Blackburn Drive, Tax Map 082 Parcel 079F, currently zoned P-1 (Professional), for on premise massage only.

Staff member Dylan Douglas presented the staff recommendation.

Commissioner Wilder made a motion to approve Massage Operator's License, Integrity Health, LLC dba Wholistic Health Center, 537 Blackburn Drive, Tax Map 082 Parcel 079F, currently zoned P-1 (Professional), for on premise massage only. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2b) Temporary Use Authorization

(H2c) Provisional Home Occupation

(H2c1) Provisional Home Occupation for JHall Backhoe & Transport Services, Tax Map 040 Parcel 159, 3.13 +/- acres, located at 5788 Lanatte Lane, and currently zoned R-A (Residential Agricultural).

Staff member Dylan Douglas presented the staff recommendation.

Vice-Chairman Dempsey made a motion to approve the Provisional Home Occupation for JHall Backhoe & Transport Services, Tax Map 040 Parcel 159, 3.13 +/- acres, located at 5788 Lanatte Lane, and currently zoned R-A (Residential Agricultural). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2d) Final Plat

(H2e) Plan Revision

(H2f) Public Hearing

(H2g1) RZ22-09-02, Rezoning from R-A (Residential Agricultural) to R-1A (Single Family Residential), Tax Map 052 Parcel 101, located off Harlem Grovetown Road, 102.8 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Cox opened the public hearing at 6:19 p.m.

Chairman Cox asked if the applicant was present.

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

The applicant spoke about the initial concerns of purchasing and the development of this property, to

include the site distance, AT&T fiber, and wetlands, floodplains. The applicant spoke about clearing up those concerns and working closely with the City of Grovetown. The applicant did request the condition of sidewalks be removed due to the changing concept plan and sidewalks no longer fitting or functioning in the new design. Mr. Ivey agreed with the remaining 2 proposed conditions.

Chairman Cox asked if there was anyone to speak for or against the Rezoning from R-A to R-1A.

The following members of the public spoke regarding the application:

Trina Rivera-Megias, 189 Carleton Drive

George Sylvester, 580 Lory Lane

The public expressed concerns for the development of this property including: traffic congestion already present in this area; local children being sent to “feeder” schools further away rather than the nearby schools due to the school crowding; traffic on Harlem-Grovetown Road; and local wildlife in the wetlands being driven out by the construction.

Chairman Cox closed the public hearing at 6:27 pm.

Commissioner Futch made a motion approve with amended conditions RZ22-09-02, Rezoning from R-A (Residential Agricultural) to R-1A (Single Family Residential), Tax Map 052 Parcel 101, located off Harlem Grovetown Road, 102.8 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Wilder seconded the motion. The motion carried unanimously.

Conditions

Planning:

1. All lots shall be connected to public water and sewer.
2. Prior to preliminary plat approval, the applicant shall provide concurrence from the City of Grovetown that all off-site road improvements have been reviewed and approved by the City.

(H2g) Conceptual Plan

(H2h) Text Amendments

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 6:28 p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

Signatures on File

Al Dempsey, Vice-Chairman

Signatures on File

Scott Sterling, Planning Services Director