



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

Present at the meeting included:

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

Vice-Chairman Dempsey called the meeting to order at 6:00p.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

Vice-Chairman Dempsey declared a quorum with 4 Commissioners present (80% Quorum). Chairman Cox absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) September 15, 2022

Commissioner Futch made a motion to approve the September 15, 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 October 6, 2022 Agenda. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a) Provisional Home Occupation

(H2b) Temporary Use Authorization

(H2b1) Temporary Use Authorization, Tax Map 015 Parcel 007E, 4.63 +/- acres, located at 7003 Moontown Road, and currently zoned R-A (Residential Agricultural). Commission District 3.

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Futch made a motion to approve the Temporary Use Authorization, Tax Map 015 Parcel 007E, 4.63 +/- acres, located at 7003 Moontown Road, and currently zoned R-A (Residential Agricultural). Commissioner Carraway seconded the motion. The motion carried 4-0.

(H2c) Conceptual Plan

(H2c) Preliminary Plat

(H2c1) Preliminary Plat for Four Oaks Phase III, Tax Map 060 Parcel 1630, 21 Lots, 13.4 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential). Commission District 2.

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Futch made a motion to approve Preliminary Plat for Four Oaks Phase III, Tax Map 060 Parcel 1630, 21 Lots, 13.4 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried 4-0.

(H2d) Final Plat

(H2d1) Final Plat for Hanover Place, Tax Map 078 Parcel 048F, 30 Lots, 7.15 +/- acres, located off Evans to Locks Road, and currently zoned PRD (Planning Residential Development). Commission District 1.

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Wilder made a motion to approve Final Plat for Hanover Place, Tax Map 078 Parcel 048F, 30 Lots, 7.15 +/- acres, located off Evans to Locks Road, and currently zoned PRD (Planning Residential Development). Commissioner Futch seconded the motion. The motion carried 4-0.

(H2e) Plan Revision

(H2f) Public Hearing

(H2f1) RZ22-10-01, Major PUD Revision, Tax Map 059 Parcel 138S, 56.52 +/- acres, located at 0 Georgia Pine Trail, currently zoned PUD (Planned Unit Development). Commission District 3.

Staff member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Dempsey opened the public hearing at 6:12 p.m.

Vice-Chairman Dempsey asked if there was anyone to speak for or against the Major PUD Revision.

Hearing none, Vice-Chairman Dempsey closed the public hearing at 6:12 pm.

Commissioner Carraway made a motion to approve with conditions file RZ22-10-01, Major PUD Revision, Tax Map 059 Parcel 138S, 56.52 +/- acres, located at 0 Georgia Pine trail, currently zoned PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried 4-0.

(H2f2) AP22-10-01, Appeal to Section 90-7 - Interpretation of District Boundaries & Section 90-135, Signs, located at the intersection of Club Car Drive and Washington Road in the CSX Railroad right of way, and presently unzoned. Commission District 1.

Staff member Will Butler presented the staff recommendation.

Vice-Chairman Dempsey opened the public hearing at 6:14 p.m.

Vice-Chairman Dempsey asked if there was anyone to speak for or against the Appeal.

Hearing none, Vice-Chairman Dempsey closed the public hearing at 6:14 pm.

Commissioner Futch made a motion to postpone to October 20th, 2022, file AP22-10-01, Appeal to Section 90-7 - Interpretation of District Boundaries & Section 90-135, Signs, located at the intersection of Club Car Drive and Washington Road in the CSX Railroad right of way, and presently unzoned. Commissioner Wilder seconded the motion. The motion carried 4-0.

(H2g1) Conceptual Plan

(H2g1) Conceptual Plan-Whispering Pines Phase VI, Tax Map 059 Parcel 138S, 115 lots, 54.40+/- acres, located off 0 Georgia Pine Trail, and currently zoned PUD (Planned Unit Development).
Commission District 3.

Staff member Danielle Montgomery presented the staff recommendation.

Applicant, Keith Lawrence, 211 Dixon Court, present.

The applicant explained the change in the Concept Plan for Whispering Pines Phase VI was due to fewer lots being incorporated and to work with the changes in Stormwater requirements for retention ponds.

Commissioner Carraway made a motion to approve Conceptual Plan-Whispering Pines Phase VI Tax Map 059 Parcel 138S, 115 lots, 54.40+/- acres, located off 0 Georgia Pine Trail, and currently zoned PUD (Planned Unit Development). Commissioner Wilder seconded the motion. The motion carried 4-0.

(H2h) Text Amendments

(H2h1) Initiation of Text Amendment of Section 90-135 Signs.

Staff member Scott Sterling explained the proposed text amendment.

Commissioner Wilder made a motion to approve the Initiation of Text Amendment of Section 90-135 Signs. Commissioner Futch seconded the motion. The motion carried 4-0.

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 6:18 p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

Signature on File
Al Dempsey, Vice Chairman

Signature on File
Scott Sterling, Planning Services Director