



**Columbia County Planning Commission
October 20th, 2022 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Jim Cox
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
Members of the Public

A. CALL TO ORDER

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

B. INVOCATION

Commissioner Futch 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 3 Commissioners present (60% Quorum). Vice Chairman Dempsey & Commissioner Wilder absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) October 6, 2022

Commissioner Carraway made a motion to approve the October 6th, 2022 meeting minutes. Commissioner Futch seconded the motion. The motion carried 2-0 with one abstention.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to approve the October 20th, 2022 Agenda. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H1a1) 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 Assignment Will Butler. **Postponed from October 6th, Planning Commission.**

Chairman Cox opened the public hearing at 6:03 p.m.

Chairman Cox closed the public hearing at 6:03 pm

Commissioner Futch made a motion to postpone **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 to the January 5th, 2023 Planning Commission meeting. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2) New Business

(H2a) Massage Operator's License

(H2b) Temporary Use Authorization

(H2c) Conceptual Plan

(H2d) Final Plat

(H2d1) Individual Plat-White Oak Road Group, LLC, Tax Map 017A Parcel 002, Tax Map 017, Parcels 065, 066B, & 073, 2383 Pine Ridge Drive, off Pine Ridge Drive, 5570 White Oak Road, & 6660 Shucraft Road, 53.26 +/- acres, 6 lots, R-A (Residential Agricultural). District 4. Staff Assignment Will Butler.

Staff member Will Butler presented the Individual Plat for White Oak Road Group, LLC

Commissioner Carraway made a motion to approve the Individual Plat-White Oak Road Group, LLC, Tax Map 017A Parcel 002, Tax Map 017, Parcels 065, 066B, & 073, 2383 Pine Ridge Drive, off Pine Ridge Drive, 5570 White Oak Road, & 6660 Shucraft Road, 53.26 +/- acres, 6 lots, R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2e) Preliminary Plat

(H2f) Minor Waiver

(H2f1) MW22-10-01, Minor Waiver, Tax Map 075 Parcel 175, 0.19 +/- acres, 2311 Laurens Street, currently zoned PUD (Planned Unit Development). Commission District 2. Staff Assignment Dylan Douglas. **Presented as information only.**

Staff member Dylan Douglas presented the Minor Waiver for 2311 Laurens Street approved by staff on October 7th, 2022 as information only.

(H2f2) MW22-10-02, Minor Waiver, Tax Map 075 Parcel 119, 0.23 +/- acres, 2351 Laurens Street, currently zoned PUD (Planned Unit Development). Commission District 2. Staff Assignment Dylan Douglas. **Presented as information only.**

Staff member Dylan Douglas presented the Minor Waiver for 2351 Laurens Street approved by staff on October 7th, 2022 as information only.

(H2g) Plan Revision

(H2h) Public Hearing

(H2i) Text Amendments

(H2j) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

Mary Bannan, 3575 Evans to Locks Road, inquired about the development of West Lake Commons and expressed concerns with Hanover Place on Evans to Locks Road.

There was no further business to discuss; therefore Commissioner Futch made the motion to adjourn the meeting at 6:13 p.m. Commissioner Carraway seconded the motion. Motion carried unanimously.

Signature on File _____
Jim Cox, Chairman

Signature on File _____
Scott Sterling, Planning Services Director