



**Columbia County Planning Commission
November 3rd, 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
Paul Scarbary, 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 6:01 p.m.

B. INVOCATION

Commissioner Wilder gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner 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) October 20, 2022

Commissioner Futch made a motion to approve the October 20th, 2022 meeting minutes. Commissioner Carraway seconded the motion. The motion carried 4-0 with Commissioner Wilder abstaining.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to approve the November 3rd, 2022 Agenda. Commissioner Wilder seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a) Massage Operator's License

(H2a1) Massage Operator's License, Island Wellness Massage LLC, 694 Low Meadow Drive, mobile massage services, only. Commission District 3. Staff Assignment Will Butler.

Staff member Will Butler presented the staff recommendation.

Commissioner Wilder made a motion to approve Massage Operator's License, Island Wellness

Massage, LLC, 694 Low Meadow Drive, for mobile massage services only. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2b) Temporary Use Authorization

(H2b1) Temporary Use Authorization-Construction Trailer, 893 Husk Box Way, Tax Map 062 Parcel 2651, 2.7 +/- acres, PUD (Planned Unit Development). Commission District 4. Staff Assignment Danielle Montgomery. For information only.

Staff member Danielle Montgomery presented the Temporary Use Authorization – Construction Trailer approved by staff on October 24th, 2022 as information only.

(H2c) Conceptual Plan

(H2d) Final Plat

(H2e) Preliminary Plat

(H2d1) Preliminary Plat for Whispering Pines Section 6, Tax Map 059 Parcel 138S, off William Few Parkway, 56.57 Acres, PUD (Planned Unit Development), 115 lots. Commission District 3. Staff Assignment Danielle Montgomery.

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Carraway made a motion to approve the Preliminary Plat for Whispering Pines Section 6, Tax Map 059 Parcel 138S, off William Few Parkway, 56.57 acres, and zoned PUD (Planned Unit Development). Commissioner Dempsey seconded the motion. The motion carried unanimously.

(H2f) Minor Waiver

(H2g) Plan Revision

(H2f1) RZ22-10-03, Major Plan Revision to S-1 (Special District), Tax Map 080 Parcel 002B, 12.90 +/- acres, located at 475 Clear Sky Drive, currently zoned S-1 (Special District). Postponed from October 20, 2022 meeting. Commission District 2. Staff Assignment Will Butler.

Staff member Will Butler presented the staff recommendation.

Chairman Cox opened the public hearing at 6:10 PM

Chairman Cox closed the public hearing at 6:10 PM

Commissioner Futch made a motion to approve RZ22-10-03, Major Plan Revision to S-1 (Special District), Tax Map 080 Parcel 002B, 12.90 +/- acres, located at 475 Clear Sky Drive, currently zoned S-1 (Special District). Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2h) Public Hearing

(H2g1) RZ22-10-02, Rezone M-2 (General Industrial) to M-1 (Light Industrial), Tax Map 061 Portion of Parcel 2153, 11.35 +/- acres, located at William Few Parkway, currently zoned M-2 (General Industrial). Postponed from October 20, 2022 meeting. Commission District 2. Staff Assignment Will Butler.

Staff member Will Butler presented the staff recommendation.

Chairman Cox opened the public hearing at 6:13 PM

Chairman Cox closed the public hearing at 6:13 PM

Commissioner Futch made a motion to approve with conditions RZ22-10-02, Rezoning from M-2 (General Industrial) to M-1 (Light Industrial), Tax Map 061 portion of Parcel 2153, 11.35 +/- acres, located at William Few Parkway, and currently zoned M-2 (General Industrial). Commissioner Carraway seconded the motion. The motion carried unanimously.

Conditions:

Traffic Engineering:

1. A left turn auxiliary lane is required on William Few Pkwy at Grimaude Blvd intersection. Refer to Project Access Improvement policy (PAI). Installation of auxiliary lane must be completed prior to approval of the final plat. Alternatively, a payment in lieu of auxiliary lane construction shall be paid by Developer to County in an amount as determined by engineer's cost estimate and acceptable to County. In lieu of payment shall be made prior to approval of final plat. Required right-of-way or easement for auxiliary lane shall be furnished by Developer at no cost to County per PAI. The dedication plat and deeds shall be recorded by Developer with copies to County prior to approval of commercial subdivision final plat.
2. Minimum paving section of William Few Pkwy (arterial classification) is 10 inches GAB, 4 inches 25mm, 3 inches 19mm, and 1 1/2 inches 12.5mm or match existing, whichever is greater.

(H2g2) VA22-10-01, Variance to Section 90-53 Lot and Structure Requirements, Tax Map 067C Parcel 225, 0.48 +/- acres, located at 243 Farmington Dr. W., and currently zoned R-2 (Single Family Residential). Postponed from October 20, 2022 meeting. Commission District 2. Staff Assignment Dylan Douglas.

Staff member Dylan Douglas presented the staff recommendation.

Chairman Cox opened the public hearing at 6:17 PM

Chairman Cox closed the public hearing at 6:17 PM

Commissioner Futch made a motion to approve with condition VA22-10-01, Variance to Section 90-53 Lot and Structure Requirements, Tax Map 067C Parcel 225, 0.48 +/- acres, located at 243 Farmington Dr. W., and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition:

Stormwater Management:

A revised LDP grading plan is required.

(H2g3) RZ22-11-01, Rezone R-1 (Single Family Residential) to S-1 (Special District), Tax Map 061 Parcel 014, 7.00 +/- acres, located at 5520 Hereford Farm Road, currently zoned R-1 (Single Family Residential). Commission District 2. Staff Assignment Danielle Montgomery.

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:23 PM

Chairman Cox closed the public hearing at 6:23 PM

Commissioner Futch made a motion to approve with conditions RZ22-11-01, Rezone R-1 (Single Family Residential) to S-1 (Special District), Tax Map 061 Parcel 014, 7.00 +/- acres, located at 5520 Hereford Farm Road, currently zoned R-1 (Single Family Residential). Commissioner Dempsey seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. A privacy fence shall be installed around the laydown yard, and shall present a finished appearance to the adjacent residential properties.
2. The buffer width shall be a minimum of 40 feet between the privacy fence conditioned above and the residential property lines.
3. All natural buffers are to remain undisturbed, with the exception that additional plant material may be added.

(H2g4) VA22-11-01, Variance to Sections 90-53 List of Lot & Structure Requirements & 90-144 Placement of buildings & structures, 356 Paces Ferry Road, Tax Map 073F Parcel 084, 0.37 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Dylan Douglas.

Staff member Dylan Douglas presented the staff recommendation.

Division Director of Building Standards Paul Scarbury answered questions of the Planning Commission related to the carport building materials, building codes and water runoff.

Chairman Cox opened the public hearing at 6:35 PM

Applicant's representative, Rigoberto Mendez, Jr., 1123 Horseshoe Road, Augusta, GA, answered questions of the Planning Commission regarding the mailboxes, carport and fence construction and required permits.

Dennis Rote, 354 Paces Ferry Road, identified concerns of rainwater runoff, driveway and carport sloping to the adjacent property, appearance of the carport structure and were the necessary permits pulled for the work done.

Staff and the applicant's representative responded to the questions.

Chairman Cox closed the public hearing at 6:45 PM

Commissioner Futch made a motion to disapprove VA22-11-01, Variance to Sections 90-53 List of Lot & Structure Requirements & 90-144 Placement of buildings & structures, 356 Paces Ferry Road, Tax Map 073F Parcel 084, 0.37 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2h) Text Amendments

(H2h1) TA22-11-01, Text Amendment to Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-135 Signs. Staff Assignment Scott Sterling.

Division Director Scott Sterling presented the staff recommendation.

Chairman Cox opened the public hearing at 6:51 PM

Chairman Cox closed the public hearing at 6:51 PM

Commissioner Wilder made a motion to approve TA22-11-01, Text Amendment to Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-135 Signs. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2j) Items Added (which need immediate action)

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

Chairman Cox and Commissioner Wilder made closing remarks about Election Day and missing the last Commission meeting.

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Futch made the motion to adjourn the meeting at 6:52 p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

Signature on File
Jim Cox, Chairman

Signature on File
Scott Sterling, Planning Services Director