



**Columbia County Planning Commission
November 17, 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
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

Commissioner Futch 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 November 3, 2022 meeting minutes. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Futch made a motion to approve the November 17, 2022 Agenda. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a) Minor Waiver

(H2a1) **MW22-10-03**, 6 Champions Parkway, Tax Map 065 Parcel 1504, 0.64 +/- acres, PUD (Planned Unit Development). Commission District 3. Staff Assignment Will Butler. **For information only.**

Staff member Will Butler presented the staff report for information only.

(H2a2) **MW22-11-01**, 459 Creek Ridge, Tax Map 077G Parcel 769, 0.33 +/- Acres, PUD (Planned Unit Development). Commission District 1. Staff Assignment Dylan Douglas. **For information only.**
Staff member Dylan Douglas presented the staff report for information only.

(H2b) Massage Operator's License

(H2b1) **Massage Operator's License**, Lisa Anne Kessler dba Evans Therapeutic Massage, 326 Connor Circle, mobile massage services only. Commission District 1. Staff Assignment Will Butler

Staff member Will Butler presented the staff recommendation.

Commissioner Wilder made a motion to approve the MOL for Lisa Anne Kessler dba Evans Therapeutic Massage. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2c) Temporary Use Authorization

(H2c1) **Temporary Use Authorization**, 4008 Highland Pond Road, Tax Map 052 Parcel 010F, 7.13 +/- Acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Dylan Douglas.

Staff member Dylan Douglas presented the staff recommendation.

Commissioner Wilder made a motion to approve the TUA for 4008 Highland Pond Road. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2c2) **Temporary Use Authorization**, 3612 Mistletoe Road, Tax Map 005 Parcel 004, 6.3 +/- acres, and currently zoned R-4 (Recreational Residential). Commission District 4. Staff Assignment Will Butler

Staff member Will Butler presented the staff recommendation.

Commissioner Futch made a motion to approve the TUA for 3612 Mistletoe Road. Commissioner Dempsey seconded the motion. The motion carried unanimously.

(H2d) Plan Revision

(H2d1) **RZ22-11-02**, Major S-1 (Special) Plan Revision, 2221 Indigo Hall Drive, Tax Map 082B Parcel 158I, 10.5 +/- Acres, and currently zoned S-1 (Special). Commission District 1. Staff Assignment Nayna Mistry

Staff member Nayna Mistry presented the staff recommendation.

Chairman Cox opened the public hearing at 6:15 PM.

Applicant Rob Muirhead, 1611 5th Ave. W, Nashville, TN was present but provided no comments.

Chairman Cox closed the public hearing at 6:16 PM

Commissioner Wilder made a motion to approve with conditions Major S-1 (Special) Plan Revision at 2221 Indigo Hall Drive, tax map 082B parcel 158I, 10.5 +/- acres, and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions:

Environmental:

Should any part of the independent living section of Thrive (aka Indigo Hall) fall under the definition of a critical facility, as defined by FEMA or Columbia County, the facility shall meet the provisions set forth in Columbia County Code of Ordinances, Chapter 42, Section 42-46, Standard for Critical Facilities, critical facilities shall not be located in the 100-year floodplain or the 500-year floodplain. All ingress and egress from any critical facility must be protected to the 500-year flood elevation.

Planning:

1. Based on the Fire Marshal's requirements, slight modifications of the site plan would be allowed during the Plan Review stage to achieve the required compliance.
2. Buffers may be disturbed and supplemented with additional plantings as required to create an opaque screen and must be designed by a Landscape Architect.

(H2e) Public Hearing

(H2e1) RZ22-11-03, Conditional Use for Massage, 108 North Belair Road, Tax Map 073C Parcel 045B, 1.32 +/- acres, and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Dylan Douglas

Staff member Dylan Douglas presented the staff recommendation.

Chairman Cox opened the public hearing at 6:21 PM.

Chairman Cox closed the public hearing at 6:22 PM.

Commissioner Futch made a motion to approve with conditions RZ22-11-03, Conditional Use for Massage, Tax Map 073C Parcel 045B, 1.32 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition:**Planning:**

Massage shall only be permitted within one suite on the subject property.

(H2e2) RZ22-11-04, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 3981 Mullikin Road, Tax Map 077 Portion of Parcel 050A, 2.6 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Will Butler

Staff member Will Butler presented the staff recommendation.

Chairman Cox opened the public hearing at 6:24 PM

Applicant representative Bill Corder, 4210 Columbia Rd. was present and answered question in regards to sewer availability and septic.

Chairman Cox closed the public hearing at 6:26 PM

Commissioner Futch made a motion to approve with condition RZ22-11-04, Rezoning from R-1 to S-1, Tax Map 077 Portion of Parcel 050A, 2.6 +/- acres, and currently zoned R-1 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition:

Health Department:

Facility must be connected to sewer if available

(H2e3) VA22-11-02, Variation to Section 90-99 *Corridor protection overlay district*, 4130 Columbia Road, Tax Map 079 Parcel 070, 3.5 +/- acres, and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Nayna Mistry.

Staff member Nayna Mistry presented the staff recommendation.

Chairman Cox opened the public hearing at 6:27 PM

The following members of the public spoke:

Sandra Tanner, 104 Reed Creek Rd., spoke regarding concerns about runoff from the subject property onto her property.

Rocco Sica, 4141 Bent Tree Ln., spoke regarding concerns about noise and concerns about the operation of the business.

Staff and the commissions responded to the questions from the public.

Chairman Cox closed the public hearing at 6:46 PM

Commissioner Futch made a motion to postpone VA22-11-02, Variation to Section 90-99 *Corridor protection overlay district*, 4130 Columbia Road, Tax Map 079 Parcel 070, 3.5 +/- acres, and currently zoned C-2 (General Commercial) to the December 15, 2022 Planning Commission meeting. Commissioner Carraway seconded the motion. The motion carried unanimously.

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 6:47 p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

-

Signature on File
Jim Cox, Chairman

Signature on File
Scott Sterling, Planning Services Director