



**Columbia County Planning Commission
December 1, 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

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
Amber Christian, Administrative Assistant
Members of the Media
Members of the Public

A. CALL TO ORDER

Chairman Cox called the meeting to order at 6:00 p.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 4 Commissioners present (80% Quorum). Commissioner Carraway was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) November 17, 2022

Commissioner Futch made a motion to approve the November 17, 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 December 1, 2022 Agenda. Commissioner Wilder seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a1) Sign Review for Piedmont Prompt Care, Piedmont Prompt Care, 1331 Appling Harlem Road, Tax Map 029 Parcel 037F, 2.2 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Wilder made a motion to approve the Sign Review for Piedmont Prompt Care.

Commissioner Futch seconded the motion. The motion carried unanimously

(H2b) Architectural Review

(H2b1) Architectural Review, Hutton Self Storage, 216 South Belair Road, Tax Map 074 Parcel 049H, 4.77 +/- acres, and currently zoned S-1 (Special).

Staff member Nayna Mistry presented the staff recommendation.

Commissioner Futch made a motion to approve the Architectural Review for Hutton Self Storage. Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2c) Preliminary Plat

(H2c1) Preliminary Plat, Clarinbridge, Off Chamblin Road, Tax Map 051 Parcel 1137, 10.89 acres, 3 lots, and currently split zoned PUD (Planned Unit Development) and R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Wilder made a motion to approve the Preliminary Plat for Clarinbridge. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2d) Public Hearing

(H2d1) RZ22-12-01, Conditional Use for Massage, 444 Furys Ferry Road, Tax Map 082 Parcel 076D, 0.41 +/- acres, and currently zoned P-1 (Professional).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Cox opened the public hearing at 6:10 PM.

Applicant Beth McCoy, 1471 Clary Cut Road, was present and stated that a massage business was previously in that location before COVID.

Chairman Cox closed the public hearing at 6:11 PM.

Commissioner Futch made a motion to approve the Conditional Use for Massage, 444 Furys Ferry Road, Tax Map 082 Parcel 076D, 0.41 +/- acres, and currently zoned P-1 (Professional). Commissioner Dempsey seconded the motion. The motion carried unanimously.

(H2d2) RZ22-12-02, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 6297 Cobbham Road, Tax Map 006 Parcel 047, 18.59 +/- acres and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:19 PM.

Applicants Brad & Nancy Willis, 6124 Gavin Road, were present but provided no comments.

The following member of the public spoke:

Robert Canty, 1624 Winfield Hills Road, spoke regarding concerns about driveway access for multiple homes on the property.

Staff and commissioners responded to the question from the public.

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

Commissioner Wilder made a motion to approve with conditions rezoning from R-A (Residential Agricultural) to S-1 (Special), 6297 Cobbham Road, Tax Map 006 Parcel 047, 18.59 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. Commissioner Wilder and Commissioner Futch voted in favor of the motion. Commissioner Cox and Commissioner Dempsey voted against the motion. The motion failed.

(H2d3) RZ22-12-03, Rezoning from R-A (Residential Agricultural) to PUD (Planned Unit Development) off Horizon South Parkway, Tax Map 062 Parcel 085, 337 +/- acres and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:25 PM.

The following members of the public spoke:

Aisha Manus, 1455 Sawmill Trail
Ray Hitt, 26 Milton Hitt Road
Russell Baker, 220 Corley Drive

The public spoke regarding concerns about the existing traffic congestion on Chamblin Road, how much more to come from the new development, environmental impacts, school overpopulation, direct community impact, animal habitats and the need for more green space.

Staff and commissioners responded to the questions from the public.

Chairman Cox closed the public hearing at 6:38 PM.

Commissioner Futch made a motion to postpone the rezoning from R-A (Residential Agricultural) to PUD (Planned Unit Development) off Horizon South Parkway, Tax Map 062 Parcel 085, 337 +/- acres and currently zoned R-A (Residential Agricultural) to the January 5, 2023 Planning Commission meeting. Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2d4) RZ22-12-04, Rezoning from PDD (Planning Development District) to P-1 (Professional District) 425 Furys Ferry Road, Tax Map 082A Parcels 061 and 061A, 0.768 +/- combined acres and currently zoned PDD (Planned Development District).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Cox opened the public hearing at 6:42 PM.

Applicant Marlene Douglas 1544 Clary Road, Lincolnton, was present and spoke about the upgrades to the building will be welcome to neighboring businesses.

Chairman Cox closed the public hearing at 6:44 PM.

Commissioner Wilder made a motion to approve with conditions rezoning from PDD (Planning Development District) to P-1 (Professional District) 425 Furys Ferry Road, Tax Map 082A Parcels 061 and 061A, 0.768 +/- combined acres and currently zoned PDD (Planned Development District). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions:

Health Department:

The building must be connected to county sewer.

Planning:

An as-built survey/combination plat will be required prior to site plan approval

(H2d5) VA22-12-02, Variance from Section 90-98 *List of Lot and Structure Requirements*, 425 Furys Ferry Road, Tax Map 082A Parcels 061 and 061A, 0.768 +/- combined acres and currently zoned PDD (Planned Development District).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Cox opened the public hearing at 6:46 PM

Applicant Marlene Douglas 1544 Clary Road, Lincolnton, was present and spoke regarding the variance allowing the reuse of the existing building. She has been in communication with the architect and neighboring business regarding reuse and upgrades to the existing building.

Chairman Cox closed the public hearing at 6:48 PM

Commissioner Wilder made a motion to approve with conditions variance from Section 90-98, List of Lot and Structure Requirements, 425 Furys Ferry Road, Tax Map 082A Parcels 061 and 061A, 0.768 +/- combined acres and currently zoned PDD (Planned Development District). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions:

Health Department:

The building must be connected to county sewer.

Planning:

An as-built survey/combination plat will be required prior to Plan Review submittal.

(H2d6) VA22-12-01, Variance to Sections 90-98 *List of Lot and Structure Requirements* and 90-139 *Buffers and Screening*, 4155 Wheeler Road, Tax Map 078B Parcel 051G, 2.05 +/- acres and currently zoned M-1 (Light Industrial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:55 PM.

With no one wanting to speak on the application, Chairman Cox closed the public hearing at 6:55 PM.

Commissioner Futch made a motion to approve with conditions variance to Sections 90-98 *List of Lot and Structure Requirements* and 90-139 *Buffers and Screening*, 4155 Wheeler Road, Tax Map 078B Parcel 051G, 2.05 +/- acres and currently zoned M-1 (Light Industrial). Commissioner Wilder seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The variances apply only to the existing buildings on the site. If the buildings are demolished or

require reconstruction or repair exceeding 75% of the value of the structure, the buildings must be relocated to meet the setback requirements and required buffers installed on the site.

2. The outdoor storage area at the rear of the property must be fully screened from view by a solid fence on the east and south sides of the storage area. This fence may be chainlink with slats or fabric.

(H2e) Text Amendments

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

The following members of the public spoke:

- Robert Canty, 7624 Winfield Hills Road, asked if the county would consider buying the PUD (Planned Unit Development) off Horizon South Parkway for a public park and he did not agree with the rule of only speaking one time per meeting.

Chairman Cox addressed the comments from Mr. Canty.

There was no further business to discuss; therefore Commissioner Futch made the motion to adjourn the meeting at 6:58 p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

Signature on File

Jim Cox, Chairman

Signature on File

Scott Sterling, Planning Services Director