



**Columbia County Planning Commission
December 15 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
Amber Christian, Administrative Specialist
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

Chairman Cox 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) December 1, 2022

Commissioner Futch made a motion to approve the December 1, 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 15, 2022 Agenda. Commissioner Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H1a) Variation

(H1a1) VA22-11-02, Variation to Section 90-99 *Corridor Protection Overlay District*, Tax Map 079 Parcel 070, 3.5 +/- acres, 4130 Columbia Road, and currently zoned C-2 (General Commercial). Staff member Nayna Mistry presented the staff recommendation.

Chairman Cox opened the public hearing at 6:04 p.m.

The following members of the public spoke:

Sandra Tanner, 104 Reed Creek Road
Rocco Sica, 4141 Bent Tree Lane

The public spoke regarding water runoff concerns if the retention pond is relocated, how the trees will take years to grow as a visual buffer, and that the changes in the area should reflect the Vision 2035 plan.

Staff and commissioners responded to the questions from the public.

Chairman Cox closed the public hearing at 6:20 pm.

Commissioner Carraway made a motion to postpone Variation to Section 90-99 *Corridor Protection Overlay District*, Tax Map 079 Parcel 070, 3.5 +/- acres, 4130 Columbia Road, and currently zoned C-2 (General Commercial) to the January 5, 2023 Planning Commission meeting. Commissioner Futch seconded the motion. The motion carried unanimously.

(H2) New Business

(H2a) Architectural Review

(H2a1) Architectural Review, Gateway ENT, Tax Map 068 Parcel 960, 2.77 +/- acres 4975 Gateway Boulevard, and currently zoned P-1 (Professional).

Staff member Nayna Mistry presented the staff recommendation.

Commissioner Futch made a motion to approve Gateway ENT, Tax Map 068 Parcel 960, 2.77 +/- acres and currently zoned P-1 (Professional), 4975 Gateway Boulevard. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H2b) Minor Waiver

(H2b1) MW22-12-01, Minor Waiver, Tax Map 051A Parcel 078, 0.14 +/- acres, 317 Avignon Drive and currently zoned PRD (Planned Residential Development). For information only.

Staff member Dylan Douglas presented the minor waiver.

(H2c) Massage Operator's License

(H2c1) Massage Operator's License, Eleven Eleven Wellness Studio LLC, Tax Map 073C Parcel 045B, currently zoned C-2 (General Commercial District), 108 North Belair Road, Suite 7A, for on premise massage only.

Staff member Dylan Douglas presented the staff recommendation.

Commissioner Futch made a motion to approve Eleven Eleven Wellness Studio LLC, Tax Map 073C Parcel 045B, currently zoned C-2 (General Commercial District), 108 North Belair Road Suite 7A, for on premise massage only. Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2c2) Massage Operator's License, N&P Group LLC dba Total Thai Wellness, Tax Map 073C Parcel 045B, currently zoned C-2 (General Commercial District), 108 North Belair Road, Suite 7A, for on premise massage only.

Staff member Dylan Douglas presented the staff recommendation.

Commissioner Futch made a motion to approve N&P Group LLC dba Total Thai Wellness, Tax Map

073C Parcel 045B, currently zoned C-2 (General Commercial District), 108 North Belair Road, Suite 7A, for on premise massage only. Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2d) Final Plat

(H2d1) Final Plat, Highland Lakes Section III, Tax Map 060 portion of Parcel 1836, 32.8 +/- acres, Off William Few Parkway, 101 lots, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Carraway made a motion to approve Highland Lakes Section III, Off William Few Parkway, Tax Map 060 portion of Parcel 1836, 32.8 +/- acres, 101 lots, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2e) Plan Revision

(H2e1) RZ22-12-07, Minor S-1 (Special) Revision, Tax Map 071 Parcel 002E, 24.62 +/- acres, 4798 Hardy McManus Road and currently zoned S-1 (Special).

Staff member Dylan Douglas presented the staff recommendation.

Commissioner Wilder made a motion to approve with conditions, Minor S-1 (Special) Revision, Tax Map 071 Parcel 002E, 24.62 +/- acres, 4798 Hardy McManus Road and currently zoned S-1 (Special). Commissioner Futch seconded the motion. The motion carried unanimously.

Conditions:

Fire Marshal:

There is an Access Easement Agreement between Journey Church (Grantor) and River Oaks Subdivision (Grantee). Any revisions to the Agreement are required to be approved and recorded prior to the approval of a site plan.

Planning:

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.

Water & Sewer:

No trees or large shrubs are allowed to be planted within the utility easement for the 30" water main running within the property.

(H2f) Preliminary Plat

(H2g) Public Hearing

(H2g1) RZ22-12-05, Master Sign Plan, Tax Map 072A Parcel 368, 1.424 +/- acres, 444 North Belair Road, and currently zoned C-1 (Neighborhood Commercial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Cox opened the public hearing at 6:42 p.m.

Applicant Bobbie Stephens was present but provided no comment.

Chairman Cox closed the public hearing at 6:42 pm.

Commissioner Carraway made a motion to approve with conditions RZ22-12-05, Master Sign Plan, Tax Map 072A Parcel 368, 1.424 +/- acres, currently zoned C-1 (Neighborhood Commercial), 444 North Belair Road. Vice-Chairman Dempsey seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. All wall signs shall be channel letters and shall be installed centered on the proposed or existing sign bands. The primary color for new channel letters shall be white, with any color allowed as an accent color for a portion of the sign not to exceed 35%.
2. The sign bands for the principal wall signs shall be the same height and width (2.5 feet x 17 feet) as the existing sign bands on the first floor of the building.

(H2g2) RZ22-12-06, Major Plan Revision to PUD (Planned Unit Development), Tax Map 082J Parcel 016, 0.72 +/- acres, 3801 Park Lane and currently zoned PUD (Planned Unit Development).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Cox opened the public hearing at 6:43 p.m.

Applicant Donald Lawrence, 3705 Merion Drive, present but provided no comment.

The following members of the public spoke:

Danielle Farr, 551 Forest Crossing

Peter Brown, 550 Forest Crossing

Diana Wood, 569 Forest Crossing

Chad McNeely, 503 Oak Chase Drive

Jennifer Lowers, 506 Oak Chase Drive

John Arnold, 516 Crystal Creek West

The public spoke regarding concerns about the existing traffic congestion on Park Lane, buffer widths and screening from the adjacent residential properties, stormwater and trash flow from the dumpster location possibly trespassing into the resident's homes/properties or Reed Creek, lighting issues on the resident's homes from existing businesses, and the single entrance/exit from the businesses' parking lot.

Staff and commissioners responded to the questions from the public.

Chairman Cox closed the public hearing at 7:10 pm.

Commissioner Wilder made a motion to approve with conditions Major Plan Revision to PUD (Planned Unit Development), Tax Map 082J Parcel 016, 0.72 +/- acres, 3801 Park Lane and currently zoned PUD (Planned Unit Development). Commissioner Carraway seconded the motion. Commissioner Wilder, Commissioner Carraway, Vice-Chairman Dempsey and Chairman Cox voted in favor of the motion. Commissioner Futch voted against the motion. The motion carried 4-1.

Conditions:

Planning:

1. Buffers and landscaping will require coordination with the County Landscape Architect to determine the best solutions to give privacy and to maintain the beautification of the corridor. A landscape plan prepared by a licensed landscape architect shall be provided at site plan review.
2. A photometric plan showing footcandle readings of 1.0 or less at the property line shall be provided prior to approval of the site plan.
3. All lighting on the site shall be shielded and directed away from residential properties.
4. Provide documentation of a construction access easement agreement with the parcel to the north (Tax Map 082 Parcel 080A) prior to site plan approval

(H2g3) RZ22-12-08, Rezoning from R-A (Residential Agricultural) to M-1 (Light Industrial), Tax Map 043 portion of Parcel 130, 3894 Gordon Highway, 20 +/- acres and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff recommendation.

Chairman Cox opened the public hearing at 7:13 p.m.

Property owner Billy Williams, 515 Cougar Drive, was present and provided information about the site plan, his business, Quality Trailers and future plans for the remainder of the property.

Vice-Chairman Dempsey suggested S-1 (Special) zoning instead M-1 zoning as an option to limit the allowed uses.

The following members of the public spoke:

Marla Logan, 411 Leitner Mill Road
Evan Gaskill, 429 Leitner Mill Road

The public spoke regarding concerns about the development on the remaining ±30 acre portion of the property, potential M-1 uses for the undeveloped portion of the requested property and how it would interfere with the preservation of their rural family land use.

Staff and commissioners responded to the questions from the public.

Chairman Cox closed the public hearing at 7:29 p.m.

Property owner Billy Williams requested to withdraw his application without prejudice.

Commissioner Wilder made a motion to accept the request to withdraw without prejudice RZ22-12-08 Rezoning from R-A (Residential Agricultural) to M-1 (Light Industrial), Tax Map 043 portion of Parcel 130, 20 +/- acres, 3894 Gordon Highway and currently zoned R-A (Residential Agricultural). Commissioner Dempsey seconded the motion. The motion carried unanimously.

(H2g4) VA22-12-03, Variance to Section 90-139 *Buffers & Screening*, Tax Map 043 portion of Parcel 130, 20 +/- acres, 3894 Gordon Highway and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff recommendation

Chairman Cox opened the public hearing at 7:30 p.m.

Chairman Cox closed the public hearing at 7:32 pm.

Property owner Billy Williams requested to withdraw his application without prejudice.

Commissioner Wilder made a motion to accept the request to withdraw without prejudice VA22-12-03

Variance to Section 90-139 *Buffers & Screening*, Tax Map 043 portion of Parcel 130, 20 +/- acres, 3894 Gordon Highway and currently zoned R-A (Residential Agricultural). Commissioner Futch seconded the motion. The motion carried unanimously.

(H2g5) RZ22-12-09, Conditional Use for a Gym, Tax Map 078B Parcel 137C, 11.05 +/- acres, 472 Flowing Wells Road Unit K-3B and currently zoned C-2 (General Commercial) & M-1 (Light Industrial).

Staff member Danielle Montgomery presented he staff recommendation.

Chairman Cox opened the public hearing at 7:39 p.m.

Applicant Kimberly Hedrick, 1445 Collins Drive, was present and provided updated information in regards to the proposed conditions and building owners completing them.

Chairman Cox closed the public hearing at 7:40 pm.

Commissioner Futch made a motion to approve with conditions RZ22-12-09, Conditional Use for a Gym, Tax Map 078B Parcel 137C, 11.05 +/- acres, 472 Flowing Wells Road Unit K-3B and currently zoned C-2 (General Commercial) & M-1 (Light Industrial). Commissioner Carraway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The Conditional Use shall apply only to Unit K-3B on the subject parcel.
2. A plan showing striping of the public parking spaces to be used by the subject business and demarcation of the fire lane as a no parking zone must be submitted to the Planning Department. This plan must be approved by the Planning Department and the Fire Marshal prior to any work being performed on the site. Once approved, installation of the striping must be complete prior to approval of the business license.

Environmental Compliance:

This site will need an RPZ backflow installed for protection on the domestic master meter.

(H2h) Text Amendments

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

Commissioner Futch and Chairman Cox both gave thanks for their years of service and wished everyone a Merry Christmas.

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Chairman Cox made the motion to adjourn the meeting at 7:42 p.m. Vice-Chairman Dempsey seconded the motion. Motion carried unanimously.

Signature on File

Al Dempsey, Vice-Chairman

Signature on File

Scott Sterling, Planning Services Director