



Columbia County Planning Commission
January 5, 2023 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Al Dempsey
Vice-Chairman Michael W. Carraway
Commissioner Marty Jackson
Commissioner James Van Meter

Scott Sterling, Division Director
Will Butler, Planning Manager
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
Paul Scarbary, Division Director, Development
Services Division
William Eubank, Interim Deputy Director, Engineering
Services Division
Members of the Media
Members of the Public

A. CALL TO ORDER

Vice-Chairman Dempsey called the meeting to order at 6:00p.m.

B. INVOCATION

Commissioner Carraway gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner Van Meter led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Vice-Chairman Dempsey declared a quorum with 4 Commissioners present (80% Quorum).
Commissioner Wilder absent.

E. ELECTION OF OFFICERS

Chairman

Vice-Chairman Dempsey opened nominations for Chairman of the Columbia County Planning Commission.

Commissioner Carraway nominated Vice-Chairman Dempsey for Chairman.

Vice-Chairman Dempsey stated that he had been nominated for Chairman of the Columbia County Planning Commission. There were no other nominations for Chairman and nominations were closed by Vice-Chairman Dempsey.

Vice-Chairman Dempsey called for the vote for Vice-Chairman Dempsey as Chairman of the Columbia County Planning Commission. Vote carried 4-0.

Vice-Chairman

Chairman Dempsey opened nominations for the Vice-Chairman of the Columbia County Planning Commission.

Commissioner Jackson nominated Commissioner Carraway for Vice-Chairman.

Chairman Dempsey stated that Commissioner Carraway had been nominated for Vice-Chairman of the Columbia County Planning Commission. There were no other nominations for Vice-Chairman and

nominations were closed by Chairman Dempsey.

Chairman Dempsey called for the vote for Commissioner Carraway as Vice-Chairman of the Columbia County Planning Commission. Vote carried 4-0.

F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) December 15

Vice-Chairman Carraway made a motion to approve the December 15, 2022 meeting minutes. Commissioner Van Meter seconded the motion. The motion carried unanimously.

G. APPROVAL OF THE AGENDA

Vice-Chairman Carraway made a motion to modify the January 5, 2023 Agenda by moving items H2f9 and H2f10 to be heard after item H1a1, and to approve the amended agenda. Commissioner Van Meter seconded the motion. The motion carried unanimously.

H. PRESENTATION

I. DEBATE AGENDA

(H1) Unfinished Business

(H1a) Appeal

(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. **Postponed from October 20th, 2022.**

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:05 p.m.

Applicant's representative, Jim Trotter, 3527 Walton Way Ext., was present and requested to postpone this request to February 16th, 2023 to continue to work with staff and the County Attorney.

Members of the public were present, but provided no comment.

Chairman Dempsey closed the public hearing at 6:06 p.m.

Vice-Chairman Carraway 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 February 16, 2023 Planning Commission meeting. Commissioner Jackson seconded the motion. The motion carried 4-0.

(H2f9) RZ23-01-07, Rezoning from Unzoned Railroad Right of Way to M-1 (Light Industrial), located off Washington Road, Tax Map NA Parcel NA, 4.0 +/- acres, and currently Unzoned. Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:09 p.m.

Applicant's representative, Jim Trotter, 3527 Walton Way Ext., was present and requested to postpone this request to February 16th, 2023 to continue to work with staff and the County Attorney.

Members of the public were present, but provided no comment.

Chairman Dempsey closed the public hearing at 6:09 p.m.

Commissioner Van Meter made a motion to postpone RZ23-01-07, Rezoning from Unzoned Railroad Right of Way to M-1 (Light Industrial), located off Washington Road, Tax Map NA Parcel NA, 4.0 +/- acres, and currently Unzoned, to the February 16, 2023 Planning Commission meeting. Commissioner Jackson seconded the motion. The motion carried 4-0.

(H2f10) VA23-01-03, Variance to Section 90-98 *List of Lot and Structure Requirements*, located off Washington Road, Tax Map NA Parcel NA, located off Washington Road, 4.0 +/- acres, and currently Unzoned.

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:11 p.m.

Applicant's representative, Jim Trotter, 3527 Walton Way Ext., was present and requested to postpone this request to February 16th, 2023 to continue to work with staff and the County Attorney.

Members of the public were present, but provided no comment.

Chairman Dempsey closed the public hearing at 6:11 p.m.

Commissioner Van Meter made a motion to postpone VA23-01-03, Variance to Section 90-98 *List of lot and structure requirements*, located off Washington Road, Tax Map NA Parcel NA, located off Washington Road, 4.0 +/- acres, and currently Unzoned, to the February 16, 2023 Planning Commission meeting. Commissioner Jackson seconded the motion. The motion carried 4-0.

(H1b1) Rezoning

(H1b2) 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). **Postponed from December 1, 2022.**

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:13 p.m.

Applicant was not present.

Members of the public were present but provided no comment.

Chairman Dempsey closed the public hearing at 6:13 p.m.

Commissioner Van Meter made a motion to accept the applicant's request to withdraw without prejudice 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). Commissioner Jackson seconded the motion. The motion carried 4-0.

(H1c3) Variation

(H1c3) 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). **Postponed from December 15, 2022.**

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:17 p.m.

Applicant was not present.

Members of the public were present but provided no comment.

Chairman Dempsey closed the public hearing at 6:17 p.m.

Commissioner Jackson 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 February 2, 2023 Planning Commission meeting. Commissioner Van Meter seconded the motion. The motion carried 4-0.

(H2) New Business

(H2a) Massage Operator's License

(H2a1) Massage Operator's License, Elizabeth D. McCoy, Massage Operator License, 444 Fury's Ferry Road, Massage on premises and mobile services.

Staff member Dylan Douglas presented the staff recommendation.

Commissioner Van Meter made a motion to approve Massage Operator's License, Elizabeth D. McCoy Massage Operator License, 444 Fury's Ferry Road, Massage on premises and mobile services. Commissioner Jackson seconded the motion. The motion carried 4-0.

(H2b) Minor Waiver

(H2b1) MW22-12-01, 1407 Ashwood Drive, Tax Map 076 Parcel 064, 0.93 +/- acres, and currently zoned R-1 (Single Family Residential). **For information only.**

Staff member Danielle Montgomery presented the minor waiver for information only.

(H2b2) MW22-12-02, 132 North Belair Road, Tax Map 073 Parcel 054A, 0.23 +/- acres and currently zoned P-1 (Professional). **For information only.**

Staff member Will Butler presented the minor waiver for information only.

(H2c) Sign Review

(H2c1) Sign Review, Greenpoint PUD Master Sign Plan, off Appling Harlem Road and Wrightsboro Road, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Carraway made a motion to approve the Greenpoint PUD Master Sign Plan, off Appling Harlem Road and Wrightsboro Road, and currently zoned PUD (Planned Unit Development). Commissioner Jackson seconded the motion. The motion carried 4-0.

(H2d) Provisional Home Occupation

(H2d1) Provisional Home Occupation, Linros Transport LLC, 5336 Aspen Laurel Drive, Tax Map 060 Parcel 126, 3.0 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Carraway made a motion to approve the Provisional Home Occupation, Linros Transport LLC, 5336 Aspen Laurel Drive, Tax Map 060 Parcel 126, 3.0 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Jackson seconded the motion. The motion carried 4-0.

(H2e) Temporary Use Authorization

(H2e1) Temporary Use Authorization, 3864 Washington Road, Tax Map 078D Parcel 033, 0.66 +/- acres, and currently zoned C-2 (General Commercial). **For information only.**

Staff member Danielle Montgomery presented the temporary use authorization for information only.

(H2f) Public Hearing

(H2f1) RZ23-01-01, Major PUD (Planned Unit Development) Revision, located off Laurel Drive, Tax Map 060 Parcel 1698, 17.8 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:37 p.m.

Applicant, Tom Blanchard, 237 Davis Road, was present and provided comment regarding how they were marketing the development to an aging community.

The following members of the public spoke:

Tom Meador, 2506 Laurel Drive

Carla Delaney, 3803 Blue Springs Trace

Donald Taylor, 5669 Sunbury Loop

The public spoke regarding concerns about the development not being age restricted, that the developers met with the HOA only, sidewalks along Laurel Drive should be required, traffic concerns along Laurel Drive and at the intersection with William Few, and also environmental concerns.

The Planning Commission addressed several of the concerns brought up by the public.

Chairman Dempsey closed the public hearing at 6:49 p.m.

Vice-Chairman Carraway made a motion to approve with conditions RZ23-01-01, Major PUD (Planned Unit Development) Revision, Bartram Trails located off Laurel Drive, Tax Map 060 Parcel 1698, 17.8 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Jackson seconded the motion. The motion carried 4-0.

Conditions:

Planning:

1. Undisturbed buffers with a minimum width of 50 feet are required on the south and west property lines. The 30-foot wide property owned by the County may be counted towards the required 50-foot width.
2. Minimum sidewalk width of 5 feet is required as per Section 90-182.
3. The second crosswalk on Laurel Drive shall not be installed as shown. Instead, a sidewalk with a minimum width of 5 feet shall be extended from the entrance of the subject section along the south side of Laurel Drive and shall connect to the existing greenway and crosswalk. ADA ramps shall be

added at the intersection with Laurel Drive on the three corners that currently or will have sidewalk connections.

Traffic Engineering:

Right of way shall be a minimum of 50' wide at all locations. No parking zones are required in the hammerheads and must have Commission approval either prior to or in conjunction with preliminary or final plat approval. No striped crosswalks on residential streets other than at the Euchee Creek Greenway.

(H2f2) RZ23-01-02, Rezoning from C-2 (General Commercial) to M-1 (Light Industrial), 475 Lewiston Road, Tax Map 061 Parcel 030L, 0.73 +/- acre portion of 30.46 +/- acres, and currently split zoned M-1 (Light Industrial) and C-2 (General Commercial).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:52 p.m.

The applicant was not present.

Members of the public were present but provided no comments.

Chairman Dempsey closed the public hearing at 6:52 p.m.

Commissioner Jackson made a motion to accept the applicant's request to withdraw without prejudice RZ23-01-02, Rezoning from C-2 (General Commercial) to M-1 (Light Industrial), 475 Lewiston Road, Tax Map 061 Parcel 030L, 0.73 +/- acre portion of 30.46 +/- acres, and currently split zoned M-1 (Light Industrial) and C-2 (General Commercial). Commissioner Van Meter seconded the motion. The motion carried 4-0.

(H2f3) VA23-01-01, Variance to Sections 90-98 *List of Lot & Structure Requirements*, Sections 90-139 *Buffers & Screening*, and Section 90-147 (h)(3) *Use Provisions* to reduce building setbacks and buffers, 475 Lewiston Road, Tax Map 061 Parcel 030L, 0.73 +/- acre portion of 30.46 +/- acres, and currently split zoned M-1 (Light Industrial) and C-2 (General Commercial).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:53 p.m.

The applicant was not present.

Members of the public were present, but provided no comment.

Chairman Dempsey closed the public hearing at 6:53 p.m.

Commissioner Jackson made a motion to accept the applicant's request to withdraw without prejudice VA23-01-01, Variance to Sections 90-98 *List of Lot & Structure Requirements*, Sections 90-139 *Buffers & Screening*, and Section 90-147 (h)(3) *Use Provisions* to reduce building setbacks and buffers, 475 Lewiston Road, Tax Map 061 Parcel 030L, 0.73 +/- acre portion of 30.46 +/- acres, and currently split zoned M-1 (Light Industrial) and C-2 (General Commercial). Vice-Chairman Carraway seconded the motion. The motion carried 4-0.

(H2f4) RZ23-01-03, Rezoning from R-A (Residential Agricultural) to R-1 (Single Family Residential), located off Louisville Road, Tax Map 040 Parcel 043, 29.4 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:57 p.m.

Applicant Keith Lawrence, 211 Dixon Court, was present. He was in agreement with the conditions, providing larger lots was what County wants in this area, and adding additional landscaping to the buffer would be an improvement over other developments in the area.

The following members of the public spoke:

Dan Lanning, 825 Rolling Brook Lane

Rob Suykerbuyk, 2050 Rock Hill Lane

Bob Anderson, 409 Louisville Road

The public spoke about the loss of rural character in the area, the density of the development compared to existing zoning and also recently approved development nearby, impact on traffic, concerns that input from rural areas on Vision 2035 was not taken, and presented a petition in opposition to the development.

The Planning Commission and staff responded to the concerns of the public regarding traffic and utilities.

Chairman Dempsey closed the public hearing at 7:23 p.m.

Commissioner Jackson made a motion to approve with condition RZ23-01-03, Rezoning from R-A (Residential Agricultural) to R-1 (Single Family Residential), located off Louisville Road, Tax Map 040 Parcel 043, 29.4 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Carraway seconded the motion. The motion carried 4-0.

Condition:

Planning:

Along the Louisville Road frontage, either a landscape berm or a more densely planted buffer than is required by Section 90-139 shall be required. Prior to preliminary plat approval, the method of screening along this frontage, as well as the other required buffers, shall be reviewed by Columbia County Plan Review and included as a separate sheet within the preliminary plat submittal.

(H2f5) Concept Plan, Byrd Farm Estates, Located off Louisville Road, Tax Map 040 Parcel 043, 29.4 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:27 p.m.

Applicant Keith Lawrence, 211 Dixon Court, was present.

The following members of the public spoke:

Dan Lanning, 825 Rolling Brook Lane

Candice Lanning, 825 Rolling Brook Lane

Bob Anderson, 409 Louisville Road

David Whitley, 830 Rolling Brook Lane

The public spoke regarding postponing the concept plan so that the developer could work with neighbors

and requested that the developer explain the buffers on the site.

Applicant Keith Lawrence and the Planning Commission addressed the concerns of the public.

Chairman Dempsey closed the public hearing at 7:35 p.m.

Commissioner Jackson made a motion to approve Byrd Farm Estates, Located off Louisville Road, Tax Map 040 Parcel 043, 29.4 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried 4-0.

(H2f5) RZ23-01-04, Major PUD (Planned Unit Development) Revision, located on Columbia Road, Tax Map 061 Parcel 081U, 15.9 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:38 p.m.

Applicant Bo Slaughter, 420 Gemstone Court, was present and commented that they were still working with staff.

Members of the public were present. Robert McCorkell, 1964 Long Creek Falls, commented on using Ivy Falls as a cut through, specifically on Long Creek Falls, and that there was only one entrance on Columbia Road.

Chairman Dempsey closed the public hearing at 7:40 p.m.

Vice-Chairman Carraway made a motion to postpone RZ23-01-04, Major PUD (Planned Unit Development) Revision, located on Columbia Road, Tax Map 061 Parcel 081U, 15.9 +/- acres, and currently zoned PUD (Planned Unit Development), to the February 2, 2023 Planning Commission meeting. Commissioner Jackson seconded the motion. The motion carried 4-0.

(H2f6) RZ23-01-05, Rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.58 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:43 p.m.

The applicant was not present.

Members of the public were present, but provided no comment.

Chairman Dempsey closed the public hearing at 7:43 p.m.

Vice-Chairman Carraway made a motion to postpone RZ23-01-05, Rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.58 +/- acres, and currently zoned R-2 (Single Family Residential), to the February 16, 2023 Planning Commission meeting. Commissioner Van Meter seconded the motion. The motion carried 4-0.

(H2f7) VA23-01-02, Variance to Section 90-98 *List of Lot & Structure Requirements*, 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.58 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:45 p.m.

The applicant was not present.

Members of the public were present, but provided no comment.

Chairman Dempsey closed the public hearing at 7:46 p.m.

Vice-Chairman Carraway made a motion to postpone VA23-01-02, Variance to Section 90-98 *List of Lot & Structure Requirements*, 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.58 +/- acres, and currently zoned R-2 (Single Family Residential), to the February 16, 2023 Planning Commission meeting. Commissioner Van Meter seconded the motion. The motion carried 4-0.

(H2f8) RZ23-01-06, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 936 Appling Harlem Road, Tax Map 031A Parcel 047, 2.92 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:53 p.m.

Owner Al Harris, 849 Appling Harlem Road, was present. He stated that the property would be used for Horizon Towing and vehicles with the intent to maintain the history of the property.

Members of the public were present, but provided no comment.

Chairman Dempsey closed the public hearing at 7:54 p.m.

Commissioner Van Meter made a motion to approve with conditions RZ23-01-06, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 936 Appling Harlem Road, Tax Map 031A Parcel 047, 2.92 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Jackson seconded the motion. The motion carried 4-0.

Conditions:

Planning:

1. The sides of the storage area adjacent to 934 Appling Harlem Road and facing Appling Harlem Road must be screened with a minimum 10-foot structural buffer as per Section 90-147. Fencing to meet this requirement must be located on the property of 936 Appling Harlem Road. Relocation or removal of existing storage structures may be needed to accommodate the required fencing and plantings.
2. The outdoor storage area may only be used to park vehicles used for the Horizon Towing business. Vehicles not owned or operated by this business may not be stored on the property. This does not restrict the parking of passenger vehicles related to other operating businesses on the property.

(H2f11) RZ23-01-08, Rezoning from R-A (Residential Agricultural) to S-1 (Special), located off Cobbham Road, Tax Map 004 portion of Parcel 002, 0.25 +/- acres of an overall 132 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:57 p.m.

Owner David Dozier, 4920 Cobbham Road, commented that the cell service was awful, area surrounding the proposed tower is owned by his family, and that tower will have minimal impact.

Members of the public were present, but provided no comment.

Chairman Dempsey closed the public hearing at 7:58 p.m.

Vice-Chairman Carraway made a motion to postpone RZ23-01-08, Rezoning from R-A (Residential Agricultural) to S-1 (Special), located off Cobbham Road, Tax Map 004 portion of Parcel 002, 0.25 +/- acres of an overall 132 +/- acres, and currently zoned R-A (Residential Agricultural), to the February 16, 2023 Planning Commission meeting. Commissioner Jackson seconded the motion. The motion carried 4-0.

(H2f12) VA23-01-04, Variance to Section 18-305 *Application and other Requirements* and Section 18-308 *Height of Telecommunications Tower(s)*, located off Cobbham Road, Tax Map 004 portion of Parcel 002, 0.25 +/- acres of an overall 132 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff recommendation.
Chairman Dempsey opened the public hearing at 8:01 p.m.

Owner David Dozier, 4920 Cobbham Road, was present but provided no comment.

Members of the public were present, but provided no comment.

Chairman Dempsey closed the public hearing at 8:01 p.m.

Vice-Chairman Carraway made a motion to postpone VA23-01-04, Variance to Section 18-305 *Application and other Requirements* and Section 18-308 *Height of Telecommunications Tower(s)*, located off Cobbham Road, Tax Map 004 portion of Parcel 002, 0.25 +/- acres of an overall 132 +/- acres, and currently zoned R-A (Residential Agricultural), to the February 16, 2023 Planning Commission meeting. Commissioner Jackson seconded the motion. The motion carried 4-0.

(H2g) Text Amendments

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Vice-Chairman Carraway made the motion to adjourn the meeting at 8:04 p.m. Commissioner Jackson seconded the motion. Motion carried unanimously.

Signature on File
AI Dempsey, Chairman

Signature on File
Scott Sterling, Planning Services Director