



**Columbia County Planning Commission
January 19th, 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 Russell Wilder
Commissioner James Van Meter
Commissioner Marty Jackson

Scott Sterling, 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 Dempsey called the meeting to order at 6:00 PM.

B. INVOCATION

Commissioner Wilder gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner Van Meter led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Dempsey declared a quorum with 5 Commissioners present (100 % Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) January 5th, 2023

Vice Chairman Carraway made a motion to approve the January 5th, 2023 meeting minutes. Commissioner Jackson seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Wilder made a motion to approve the January 19th, 2023 Agenda. Vice Chairman Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(H1) Unfinished Business

(H2) New Business

(H2a) 2022 Year in Review

Staff member Danielle Montgomery presented the 2022 Year in Review for information only.

(H2b) Provisional Home Occupation

- 1. (H2b1) Home Prep, LLC** 6041 Old Union Road, Tax map 042 Parcel 012J, 3.47 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Van Meter made a motion to approve the request for a Provisional Home Occupation for Home Prep, LLC, 6041 Old Union Road, Tax map 042 Parcel 012J, 3.47 +/- acres, and currently zoned R-A (Residential Agricultural). Vice Chairman Carraway seconded the motion. The motion carried unanimously.

- 2. (H2b2) Nana's Little Red School House**, 2753 Scott's Ferry Road, Tax map 038 Parcel 005F, 19.8 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Wilder made a motion to approve the request for a Provisional Home Occupation for Nana's Little Red School House, 2753 Scott's Ferry Road, Tax map 038 Parcel 005F, 19.8 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

(H2c) Temporary Use Authorization

259 Louisville Road, Tax map 039 Parcel 129, 1.67 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Dylan Douglas presented the staff recommendation.

Commissioner Van Meter made a motion to approve the request for a Temporary Use Authorization for 259 Louisville Road, Tax map 039 Parcel 129, 1.67 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Wilder seconded the motion. The motion carried unanimously.

(H2d) Public Hearing

- 1. (H2d1) RZ23-01-10**, Major PUD (Planned Unit Development) Revision, 6114 Maness Court, Tax map 074H Parcel 289, 0.48 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff recommendation.

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

The owner, Randy Connell, was present, but provided no comments.

Members of the public were present but provided no comments or concerns.

Chairman Dempsey closed the public hearing at 6:19 PM.

Commissioner Jackson made a motion to approve the request for a Major PUD (Planned Unit Development) Revision, 6114 Maness Court, Tax map 074H Parcel 289, 0.48 +/- acres, and currently zoned PUD (Planned Unit Development). Vice Chairman Carraway seconded the motion. The motion carried unanimously.

- 2. (H2d2) VA23-01-05**, Variance to Section 90-135 *Signs*, 3520 Washington Road, Tax map 083 Parcel 016A, 2.58 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:23 PM.

The applicant's representative, Ray Peter's of AAA Sign Co, was present and stated he was there to answer questions if there were any. No questions were provided from the Planning Commission.

Members of the public were present but provided no comments or concerns.

Chairman Dempsey closed the public hearing at 6:24 PM.

Commissioner Van Meter made a motion to approve with conditions the request for a Variance to Section 90-135 *Signs*, 3520 Washington Road, Tax map 083 Parcel 016A, 2.58 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition

Planning:

The sign face area of the two freestanding signs combined may not exceed 116.25 square feet.

3. **(H2d3) VA23-01-06**, Variance to Section 90-98 *List of Lot & Structure Requirements*, 1901 William Few Parkway, Tax map 061 Parcel 085D, 6.27 +/- acres, and currently zoned M-2 (General Industrial).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:26 PM.

The applicant, Bo Slaughter, was present, but provided no comments.

Members of the public were present but provided no comments or concerns.

Chairman Dempsey closed the public hearing at 6:27 PM.

Commissioner Jackson made a motion to approve the request for a Variance to Section 90-98 *List of Lot & Structure Requirements*, 1901 William Few Parkway, Tax map 061 Parcel 085D, 6.27 +/- acres, and currently zoned M-2 (General Industrial). Commissioner Van Meter seconded the motion. The motion failed 3-2. Chairman Dempsey, Vice Chairman Carraway, & Commissioner Wilder opposed.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Van Meter made the motion to adjourn the meeting at 6:27 PM. Commissioner Wilder seconded the motion. Motion carried unanimously.

Signature on File

Al Dempsey, Chairman

Signature on File

Scott Sterling, Planning Services Director