



**Columbia County Planning Commission
February 16th, 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 James Van Meter
Commissioner Marty Jackson
Commissioner Russell Wilder

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

A. CALL TO ORDER

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

B. INVOCATION

Commissioner Wilder gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner Jackson 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) February 2nd, 2023

Commissioner Wilder made a motion to approve the February 2nd, 2023 meeting minutes. Commissioner Jackson seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Wilder made a motion to move item H2c2, Minor PUD (Planned Unit Development) Revision for 777 Jones Creek to the beginning of the Debate Agenda and approve the February 16th, 2023 agenda. Commissioner Jackson seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

- 1. (H2c2) RZ23-02-06**, Minor PUD (Planned Unit Development) Revision, 777 Jones Creek, Tax Map 077H Parcel 731, 6.95 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Will Butler presented the staff recommendation.

The following members of the public spoke:

David Jones, 3527 Walton Way Ext, attorney for the applicant
Tripp Nanney, 4113 Heritage Ridge, President, Jones Creek HOA

Hammad Sheikh, 755 Jones Creek
Dennis Ryan, 759 Bradberry Creek
Wendell Johnston, 235 Davis Road, attorney for Jones Creek HOA

Members of the public spoke in regards to concerns with the requested change of use of the clubhouse, the minor revision process, and the impact of the proposed revision on the overall PUD.

Commissioner Jackson made a motion to approve the request for the Minor PUD (Planned Unit Development) Revision, 777 Jones Creek, Tax map 077H Parcel 731, 6.95 +/- acres, and currently zoned PUD (Planned Unit Development). Vice Chairman Carraway seconded the motion. The motion carried 4-1. Commissioner Van Meter opposed.

(H1) Unfinished Business

- a. **(H1a) 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 January 5th 2023.**

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:04 PM.

Jordan Bell, County attorney, 801 Broad Street, presented the County's opinion. He stated that with the property being unzoned the billboard would need to be located in a C-2, C-3, M-1, or M-2 zoning district. County codes apply to this issue. The sign code was enacted in accordance with the Georgia Zoning Procedures Law.

Jim Trotter, applicant's attorney, 3527 Walton Way, Mr. Trotter stated that with the property not zoned the county has no control over this matter.

Chairman Dempsey closed the public hearing at 7:09 PM.

Commissioner Van Meter made a motion to uphold the staff decision to disapprove AP22-10-01, located at the intersection of Club Car Drive and Washington Road. Commissioner Jackson seconded the motion. The motion carried unanimously.

- b. **(H1b) 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. **Postponed from January 5th, 2023.**

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:10 PM.

Applicant's representative was present but provided no comment or concern.

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

Chairman Dempsey closed the public hearing at 7:10 PM.

Commissioner Wilder made a motion to accept the request to withdraw without prejudice RZ23-01-07, Rezoning from unzoned to M-1 (Light Industrial), Tax Map N/A Parcel N/A & located off of Washington Road, 4.0 +/- acres and currently unzoned. Vice Chairman Carraway seconded the motion. The motion carried unanimously.

- c. **(H1c) VA23-01-03**, Variance to Section 90-98 *List of lot and structure requirements*, located off of Washington Road, Tax Map N/A Parcel N/A, 4.0 +/- acres, and currently unzoned. **Postponed from January 5th, 2023.**

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:12 PM.

Applicant's representative was present, but provided no comment or concern.

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

Chairman Dempsey closed the public hearing at 7:12 PM.

Commissioner Wilder made a motion to accept the request to withdraw without prejudice VA23-01-03, Variance to Section 90-98, located off of Washington Road, Tax Map N/A Parcel N/A, 4.0 +/- acres. Vice Chairman Carraway seconded the motion. The motion carried unanimously.

- d. **(H1d) 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) **Postponed from January 5th, 2023.**

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:14 PM.

The applicant or their representative were not present.

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

Chairman Dempsey closed the public hearing at 7:14 PM.

Commissioner Wilder made a motion to postpone to March 16th, 2023 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, currently zoned R-2 (Single Family Residential). Vice Chairman Carraway seconded the motion. The motion carried unanimously.

- e. **(H1e) 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). **Postponed from January 5th, 2023.**

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:15 PM.

The applicant or their representative were not present.

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

Chairman Dempsey closed the public hearing at 7:15 PM.

Commissioner Wilder made a motion to postpone to March 16th, 2023 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. Vice Chairman Carraway seconded the motion. The motion carried unanimously.

- f. **(H1f) 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 Agriculture). **Postponed from January 5th, 2023.**

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:19 PM.

Campbell Bailey, 5468 Cobbham Road, Mr. Bailey had concerns regarding the health of his family from the radiation that this tower may cause and that it would affect the wildlife on his family's hunting property.

Applicant's representative, Andy Rotenstreich, 420 20th St N, Birmingham, AL 35203, stated that the cell tower would increase the coverage in rural area. It is the strongest tower design with FirstNet for first responders. Federal laws limit local government denial of cell towers and they cannot deny based on perceived health effects.

Owner William Dozier, 4920 Cobbham Road, stated that his father died back in December of 2022 and that they didn't get ahold of 911 for 7-8 minutes due to the call dropping from a lack of cell service.

Chairman Dempsey closed the public hearing at 7:32 PM.

Commissioner Van Meter made a motion to recommend approval of RZ23-01-08, Rezone R-A (Residential Agriculture) to S-1 (Special), located off of Cobbham Road, Tax Map 004 portion of Parcel 002, 0.25 +/- acres of an overall 132 +/- acres, currently zoned R-A (Residential Agriculture). Commissioner Jackson seconded the motion. The motion carried unanimously.

- g. **(H1g) VA23-01-04**, Variance to Section 18-305 *Application and other requirements* and Section 18-308 *Height of Telecommunications Tower(s)*, located off of Cobbham Road, Tax Map 004 Portion of Parcel 002, 0.25 +/- acres of an overall 132 +/- acres and currently zoned R-A (Residential Agriculture). **Postponed from January 5th, 2023.**

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:37 PM.

Applicant's representative, Andy Rotenstreich, 420 20th St N, Birmingham, AL 35203, stated that the need for the height is for the signal strength in rural areas. It is already FAA approved and has dual mode lighting. There are already taller cell towers, asking for the minimum height needed.

Chairman Dempsey closed the public hearing at 7:48 PM.

Commissioner Wilder made a motion to recommend approval of VA23-01-04, Variance to Section 18-305 *Application and other requirements* and Section 18-308 *Height of Telecommunications Tower(s)*, located off of Cobbham Road, Tax Map 004 portion of Parcel 002, 0.25 +/- acres of an overall 132 +/- acres and currently zoned R-A (Residential Agriculture). Vice Chairman Carraway seconded the motion. The motion carried unanimously.

(H2) New Business

a. Conceptual Plan

1. **(H2a1) Timber Creek**, 48 lots, off of Mullikin Road, Tax Map 077 Parcels 050B & portion of 050A, 57.08 +/- acres, and currently zoned R-1 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Mary Kruckow, 1163 Sumter Landing Circle, stated that the sewer connection/pump house would be affected by this plan.

Project engineer, Bill Corder, 843 Sparkleberry Rd, was present and stated that the change does not affect the sewer plan.

Commissioner Van Meter made a motion to approve the request for Timber Creek, 48 lots off Mullikin Road, Tax map 077 Parcel 050B & portion of 050A, 57.08 +/- acres, and currently zoned R-1 (Single Family Residential). Commissioner Jackson seconded the motion. The motion carried unanimously.

b. (H2a) Provisional Home Occupation

- 1. (H2b1) Augusta Dumpster Rentals, LLC**, 539 Emerson Drive, Tax map 041 Parcel 023X, 15.34 +/- 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 Augusta Dumpster Rentals, LLC, 539 Emerson Drive, Tax map 041 Parcel 023X, 15.34 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Wilder seconded the motion. The motion carried unanimously.

c. Plan Revision

- 1. (H2c1) RZ23-02-05**, Minor S-1 (Special) Revision, off Gateway Boulevard, Tax Map 068 Parcel 958F, 50.8 +/- acres, and currently zoned S-1 (Special).

Staff member Will Butler presented the staff recommendation.

Commissioner Jackson made a motion to approve the request for a Minor S-1 (Special) Revision, off Gateway Boulevard, Tax map 068 Parcel 958, 50.8 +/- acres, and currently zoned S-1 (Special). Vice Chairman Carraway seconded the motion. The motion carried unanimously.

d. Public Hearing

- 1. (H2d1) RZ23-02-02**, Major S-1 (Special) Revision, 3765 Riverwatch Parkway, Tax Map 077F Parcel 049A, 1.2 +/- acres, and currently zoned S-1 (Special).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey opened the public hearing at 8:05 PM.

The applicant or their representative were not present.

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

Chairman Dempsey closed the public hearing at 8:05 PM.

Commissioner Van Meter made a motion to accept the request to withdraw without prejudice RZ23-02-02, 3765 Riverwatch Parkway, Tax map 077F Parcel 049A, 1.2 +/- acres, and currently zoned S-1 (Special). Vice Chairman Carraway seconded the motion. The motion carried unanimously.

- 2. (H2d2) RZ23-02-03**, Rezoning from R-1 (Single Family Residential) to S-1(Special), 4432 Wrightsboro Road, Tax Map 074B Parcel 002A, 1.7 +/- acres, and currently zoned R-1 (Single Family Residential).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Dempsey opened the public hearing at 8:08 PM.

The applicant's representative, Baxley Chew, 3730 Washington Road, stated that the structure was built in the early 1960's and that they didn't plan on building anything new here.

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

Chairman Dempsey closed the public hearing at 8:09 PM.

Commissioner Jackson made a motion to recommend approval with conditions of RZ23-02-03, 4432 Wrightsboro Road, Tax map 074B Parcel 002A, 1.7 +/- acres, and currently zoned R-1 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Conditions:

Building Standards:

A thermal expansion tank is required per the 2018 International Plumbing Code section 607.3.

Planning:

The paving and utility permitting and installations shall be complete within 9 months of the rezoning approval.

- 3. (H2d3) RZ23-02-04**, Conditional use for a Tattoo Parlor, 3821 Wrightsboro Road, Tax map 077C Parcel 049, 0.9 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 8:11 PM.

Applicant, Kathy Vickers, 3761 Dent Road, was present and provided more information on their intent for the tattoo parlor. She stated that she was available to answer any questions the Commission might have.

No questions were provided by the Commission.

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

Chairman Dempsey closed the public hearing at 8:13 PM.

Commissioner Van Meter made a motion to recommend approval with condition of RZ23-02-04, 3821 Wrightsboro Road, Tax map 077C Parcel 049, 0.9 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Jackson seconded the motion. The motion carried unanimously.

Condition:

Planning:

Tattooing is limited to one suite on the subject property.

- 4. (H2d4) VA23-02-02**, Variance to Section 90-147(h)(4)(b) *Use provisions*, 4750 Washington Road, Tax map 066 Parcel 068A, 1.0 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Danielle Montgomery presented the staff recommendation.

No questions were provided by the Commission.

Chairman Dempsey opened the public hearing at 8:16 PM.

Applicant's representative, Ming Lin, 3519 Turnberry Lane, was present. He provided background information of the property. He stated it was zoned C-2 in 1989 and didn't have any restrictions back then.

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

Chairman Dempsey closed the public hearing at 8:19 PM.

Commissioner Wilder made a motion to recommend approval of VA23-02-02, 4750 Washington Road, Tax map 066 Parcel 068A, 1.0 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Van Meter seconded the motion. The motion carried unanimously.

5. (H2d5) VA23-02-03, Variance to Section 90-53 *List of lot & structure requirements*, 2718 Birdsong Way, Tax Map 077 Parcel 865, 9.74 +/- acres, and currently zoned R-1 (Single Family Residential)

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey opened the public hearing at 8:22 PM.

The applicant or their representative were present, but provided no comments.

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

Chairman Dempsey closed the public hearing at 8:22 PM.

Commissioner Van Meter made a motion to recommend approval of VA23-02-03, 2718 Birdsong Way, Tax map 077 Parcel 0865, 9.74 +/- acres, and currently zoned C-2 (General Commercial). Vice Chairman Carraway seconded the motion. The motion carried unanimously.

(H2h) 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 8:23 p.m. Commissioner Jackson seconded the motion. Motion carried unanimously.

Signature on File
Al Dempsey, Chairman

Signature on File
Scott Sterling, Planning Services Director