



Columbia County Planning Commission
March 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
Paul Scarbary, Development Services Division
Director
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) March 2nd, 2023

Commissioner Wilder made a motion to approve the March 2nd, 2023 meeting minutes. Vice Chairman Carraway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

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

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. **(H1a) RZ23-01-05**, Rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.578 +/- acres and currently zoned R-2 (Single Family Residential). **Postponed from February 16th, 2023.**

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:04 PM.

Applicant, Mark Boyd, 4787 Long Lane, was present and there to answer any questions.

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 6:05 PM.

Vice Chairman Carraway made a motion to recommend approval with conditions of RZ23-01-05, Rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.578 +/- acres and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Conditions:

Building Standards:

There is an active residential permit issued for this address that must be resubmitted and reviewed as a commercial project should the property be rezoned to C-1.

Traffic Engineering:

This parcel shall be combined with the adjacent property at tax map 072A parcel 092A (4396 Lamkin Drive). Plat shall note that access will only be permitted from Lamkin Drive for the combined parcel.

- b. (H1b) VA23-01-02**, Variance to Sections 90-98 *List of Lot & Structure Requirements*, 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.578 +/- acres, and currently zoned R-2 (Single Family Residential). **Postponed from February 16th, 2023.**

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:06 PM.

Applicant, Mark Boyd, 4787 Long Lane, was present and there to answer any questions.

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 6:07 PM.

Vice Chairman Carraway made a motion to recommend approval with condition of VA23-01-02, Variance to Sections 90-98 *List of Lot & Structure Requirements*, 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.578 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Condition:

Planning:

Variance only applies to the existing garage structure. Any replacement of existing structures or development of future structures will be required to meet building setbacks.

- c. (H1c) RZ23-03-01**, Rezoning from R-3 (Single Family Residential) to P-1 (Professional), 3535 Stardust Road, Tax Map 082B Parcel 037, 0.37 +/- acres, and currently zoned R-3 (Single Family Residential). **Postponed from March 2nd, 2023.**

Staff member Will Butler presented the staff recommendation.

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

Applicant's representative, Wilson Haynes, 6004 Evans Towne Center Boulevard, stated that they are seeking to maintain the residential feel of the neighborhood and the additional 10 parking spaces will help with the traffic issue.

Amy Bean, 729 Erika Lane, stated that her son has been a patient of Dr. Emerson since 2018. She agrees that the current parking situation isn't beneficial. However, the 10 additional parking spots will help resolve this issue.

The following members of the public spoke:

Tiffany Drake, 3531 Stardust Drive
Jamie Fulghum, 3520 Stardust Drive

Members of the public spoke in regards to the rezoning to P-1 (Professional). They don't believe their neighborhood will maintain a residential feel with a medical office being their neighbor. They also have concerns that the 10 additional parking spaces won't be enough. A petition against the request was presented by Tiffany Drake at the meeting and was entered into the record.

Chairman Dempsey closed the public hearing at 6:33 PM.

Commissioner Van Meter made a motion to recommend approval with conditions of RZ23-03-01, Rezoning from R-3 (Single Family Residential) to P-1 (Professional), 3535 Stardust Road, Tax Map 082B Parcel 037, 0.37 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Jackson seconded the motion. The motion carried 4 -1. Chairman Dempsey opposed.

Conditions:

Planning:

1. Provided parking on the site shall be increased to 10 spaces per the maximum under Columbia County Code Section 90-133.
 2. Any replacement of the existing residence shall be designed to be compatible with the surrounding neighborhood. Prior to issuance of a building permit for replacement of the existing residence, the elevations shall be reviewed for compliance by the Planning Commission.
- d. **(H1d) VA23-03-03**, Variance to Sections 90-98 *List of lot & structure requirements* & 90-139 *Buffers & Screening*, 3535 Stardust Road, Tax Map 082B Parcel 037, 0.37 +/- acres, and currently zoned R-3 (Single Family Residential). **Postponed from March 2nd, 2023.**

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:35 PM.

Applicant's representative, Wilson Haynes, 6004 Evans Towne Center Boulevard, stated that they are conscious of the neighbors and are willing to exceed the minimum standards for the buffer.

Jamie Fulghum, 3520 Stardust Drive, stated that her main concern involved the traffic within the neighborhood.

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

Commissioner Van Meter made a motion to recommend approval with conditions of VA23-03-03,

Variance to Sections 90-98 *List of lot & structure requirements* & 90-139 *Buffers & Screening*, 3535 Stardust Road, Tax Map 082B Parcel 037, 0.37 +/- acres, and currently zoned R-3 (Single Family Residential). Commissioner Jackson seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. A photometric plan showing readings of 1 footcandle or less at the property line shall be required prior to site plan approval.
2. The landscape plan shall be prepared by a licensed landscape architect.

2. New Business

a. Massage Operator's License

1. **(H2a1) Massage Operator's License for Jessica Yates dba Balance Bodywork**, 3685 Riverwatch Parkway, Suite 100, Tax map 079 parcel 002, Massage on premises and mobile services.

Staff member Will Butler presented the staff recommendation.

Commissioner Van Meter made a motion to approve the Massage Operator's License for Jessica Yates dba Balance Bodywork, located at 3685 River watch Parkway, Suite 100, Tax map 079 parcel 002 for on premise and mobile massage services. Commissioner Jackson seconded the motion. The motion carried unanimously.

b. Provisional Home Occupation

1. **(H2b) Cloud Construction, Inc.**, 1905 Smith Crawford Road, Tax Map 009 Parcel 020B, 16.66 +/- 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 Cloud Construction, Inc., 1905 Smith Crawford Road, Tax Map 009 Parcel 020B, 16.66 +/- acres, and currently zoned R-A (Residential Agricultural). Vice Chairman Carraway seconded the motion. The motion carried unanimously.

c. Temporary Use Authorization

1. **(H2c1) Temporary Use Authorization**, 4945 Hardy McManus Road, Tax Map 065, Parcel 009C, 49.9 +/- acres, and currently zoned S-1 (Special). **Presented as information only.**

Staff member Dylan Douglas presented the Temporary Use Authorization.

2. **(H2c2) Temporary Use Authorization**, 70 Champions Parkway, Tax Map 065 Parcel 1261, 8.23 +/- acres, and currently zoned PUD (Planned Unit Development). **Presented as information only.**

Staff member Dylan Douglas presented the Temporary Use Authorization.

3. **(H2c3) Temporary Use Authorization**, Off Champions Parkway, Tax Map 065 Parcel 888A, 5.2 +/- acres, and currently zoned PUD (Planned Unit Development). **Presented as information only.**

Staff member Dylan Douglas presented the Temporary Use Authorization.

4. **(H2c4) Temporary Use Authorization**, Off Champions Parkway, Tax Map 065 Parcel 1320, 362.83

+/- acres and currently zoned PUD (Planned Unit Development). **Presented as information only.**

Staff member Dylan Douglas presented the Temporary Use Authorization.

5. **(H2c5) Temporary Use Authorization**, Off of Riverwood Parkway, Tax Map 065 Parcel 386B, 28.3 +/- acres, and currently zoned PUD (Planned Unit Development). **Presented as information only.**

Staff member Dylan Douglas presented the Temporary Use Authorization.

d. Preliminary Plat

1. **(H2d) Four Oaks Phase 4**, 32 Lots, Off Hereford Farm Road, Tax Map 060 Parcel 1628, 19.67 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Jackson made a motion to approve the preliminary plat for Four Oaks Phase 4, off of Hereford Farm Road, Tax Map 060 Parcel 1628, 19.67 +/- acres, 32 lots and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

e. Final Plat

1. **(H2e1) Canton Park Phase 3**, 20 Lots, Off River Watch Parkway, Tax Map 078 Parcel 924, 2.7 +/- acres and currently zoned T-R (Townhouse Residential) & A-R10 (Apartment Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Van Meter made a motion to approve the final plat for Canton Park Phase 3, off of River Watch Parkway, Tax Map 078 Parcel 92 2.7 +/- acres, and currently zoned T-R (Townhouse Residential) & A-R10 (Apartment Residential). Commissioner Jackson seconded the motion. The motion carried unanimously.

2. **(H2e1) Tillery Park Section II**, 62 Lots, Off Baker Place Road, Tax Map 051 Parcel 049B and portion of 049D, 17.61 +/- acres, and currently zoned PRD (Planned Residential Development).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Wilder made a motion to approve the final plat for Tillery Pak Section II, off of Baker Place Road, Tax Map 051 Parcel 049B and portion of 049D, 17.61 +/- acres, and currently zoned PRD (Planned Residential Development). Vice Chairman Carraway seconded the motion. The motion carried unanimously.

f. Public Hearing

1. **(H2f1) RZ23-03-03**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 3265 Jacqueline Drive, Tax Map 015 Parcel 022, 2.4 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff recommendation.

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

The applicant was present but provided no comments or concerns.

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

Chairman Dempsey closed the public hearing at 6:55 PM.

Vice Chairman Carraway made a motion to recommend approval with conditions of RZ23-03-03, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 3265 Jacqueline Drive, Tax Map 015 Parcel 022, 2.4 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Proposed fencing and supplementation of the buffer along Jacqueline Drive shall be completed within six months of approval.
2. Applicant shall consult with the County Landscape Architect on an appropriate plan to supplement the existing buffer prior to installation.

2. **(H2f2) RZ23-03-04**, Major S-1 (Special) Revision, 4567 Cox Road, Tax Map 072B Parcel 128, 0.44 +/- acres, and currently zoned S-1 (Special).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:00 PM.

The applicant was present but provided no comments or concerns.

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

Chairman Dempsey closed the public hearing at 7:00 PM.

Vice Chairman Carraway made a motion to recommend approval of the request for the Major S-1 (Special) Revision, 4567 Cox Road, Tax Map 072B Parcel 128, 0.44 +/- acres, and currently zoned S-1 (Special). Commissioner Wilder seconded the motion. The motion carried unanimously.

3. **(H2f3) RZ23-03-05**, Rezoning from R-2 (Single Family Residential) to C-2 (General Commercial), 4539, 4543, 4547, & 4551 Riverwatch Parkway & 525, 527, 531, & 533 Rountree Way, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170, & 166, 3.0 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey & Vice Chairman Carraway questioned staff regarding how the development of adjacent parcels could be factored into this request.

Chairman Dempsey opened the public hearing at 7:06 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 7:06 PM.

Commissioner Jackson made a motion to postpone to **April 20th, 2023**, RZ23-03-05, Rezoning from R-2 (Single Family Residential) to C-2 (General Commercial), 4539, 4543, 4547, & 4551 Riverwatch Parkway & 525, 527, 531, & 533 Rountree Way, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170, & 166, 3.0 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Van Meter

seconded the motion. The motion carried unanimously.

4. **(H2f4) VA23-03-06**, Variance to Sections 90-98 *List of Lot & Structure Requirements*, 90-139 *Buffers & Screening*, 90-147 (h)(4)(b) *Use Provisions*, and 90-147 (i)(3) *Use Provisions*, 4539, 4543, 4547, 4551 Riverwatch Parkway & 525, 527, 531, & 533 Rountree Way, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170, & 166, 3.0 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

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

Commissioner Jackson made a motion to postpone to **April 20th, 2023** VA23-03-06, Variance to Sections 90-98 *List of Lot & Structure Requirements*, 90-139 *Buffers & Screening*, 90-147 (h)(4)(b) *Use Provisions*, and 90-147 (i)(3) *Use Provisions*, 4539, 4543, 4547, 4551 Riverwatch Parkway & 525, 527, 531, & 533 Rountree Way, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170, & 166, 3.0 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

5. **(H2f5) VA23-03-07**, Variation to Section 90-96 (c) *Evans town center overlay district*, 4539, 4543, 4547, 4551 Riverwatch Parkway & 525, 527, 531, & 533 Rountree Way, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170, & 166, 3.0 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:11 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 7:11 PM.

Commissioner Jackson made a motion to postpone to **April 20th, 2023** VA23-03-07, Variation to Section 90-96 (c) *Evans town center overlay district*, 4539, 4543, 4547, 4551 Riverwatch Parkway & 525, 527, 531, & 533 Rountree Way, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170, & 166, 3.0 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

6. **(H2f6) VA23-03-04**, Variance to Section 90-139 *Buffers & Screening* and Section 90-147(i)(11) *Use Provisions*, 6001 Horizon West Parkway, Tax Map 069 Parcel 001K, 4.5 +/- acres, and currently zoned M-2 (General Industrial).

Staff member Dylan Douglas presented the staff recommendation.

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

Applicant, Mark Ivey, 672 Industrial Park Drive, was present and there to answer any questions.

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 7:16 PM.

Vice Chairman Carraway made a motion to recommend approval of VA23-03-04, Variances to Section 90-139 *Buffers & Screening* and Section 90-147(i)(11) *Use Provisions*, 6001 Horizon West Parkway, Tax Map 069 Parcel 001K, 4.5 +/- acres, and currently zoned M-2 (General Industrial). Commissioner Wilder seconded the motion. The motion carried unanimously.

7. **(H2f7) VA23-03-05**, Variance to Section 90-53 *List of Lot and Structure Requirements*, 3724 Postell Lane, Tax Map 001A Parcel 138, 0.25 +/- acres, and currently zoned R-4 (Recreational Residential).

Staff member Danielle Montgomery presented the staff recommendation.

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

Vice Chairman Carraway made a motion to recommend approval with condition of VA23-03-05, Variance to Section 90-53 *List of Lot and Structure Requirements*, 3724 Postell Lane, Tax Map 001A Parcel 138, 0.25 +/- acres, and currently zoned R-4 (Recreational Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Condition:

Building Standards:

Due to the short distance to the property line, Section R302 Fire-Resistant Construction of the 2018 IRC requires the SW wall to be a 1 hour rated wall and with no overhang or openings.

(H2h) Text Amendments

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; Therefore Commissioner Jackson made the motion to adjourn the meeting at 7:19 p.m. Vice Chairman Carraway seconded the motion. Motion carried unanimously.

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Al Dempsey, Chairman

Scott Sterling, Planning Services Director