



Columbia County Planning Commission
March 30th, 2023 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Al Dempsey
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 4 Commissioners present (80% Quorum).
Vice-Chairman Mike Carraway was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) March 16th, 2023

Commissioner Van Meter made a motion to approve the March 16th, 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 March 30th, 2023 Agenda. Commissioner Van Meter seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Massage Operator's License

- 1. (H1a1) Massage Operator's License for Stephanie Hall dba Sport & Injury Bodyworks, LLC, 487 Brad Mary Lake Road, Tax Map 054 Parcel 027C, Mobile massage services.**

Staff member Will Butler presented the staff recommendation.

Commissioner Wilder made a motion to approve the request for a Massage Operator's License for Stephanie Hall dba Sport & Injury Bodyworks, LLC, 487 Brad Mary Lake Road, Tax Map 054 Parcel 027C, Mobile massage services. Commissioner Van Meter seconded the motion. The motion carried unanimously.

b. Provisional Home Occupation

1. **(H1b1) Savannah River Outdoors**, 5750 Cawley Road, Tax Map 052 Parcel 112, 5.17 +/- 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 Savannah River Outdoors, 5750 Cawley Road, Tax Map 052 Parcel 112, 5.17 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

2. **(H1b2) Cathey Construction and Services**, 816 Matts Lane, Tax Map 020 Parcel 118, 3.0 +/- 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 Cathey Construction and Services, 816 Matts Lane, Tax Map 020 Parcel 118, 3.0 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

c. Temporary Use Authorization

1. **(H1c1) Temporary Use Authorization**, 4087 Hammonds Ferry, Tax Map 077H Parcel 732, 187.52 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Will Butler. **Presented as information only.**

Staff member Will Butler presented the Temporary Use Authorization.

d. Conceptual Plan

1. **(H1d1) Conceptual Plan - Byrd Farm Estates**, Tax Map 040 Parcel 043, 15 Lots, 29.4 +/- acres, located off Louisville Road, and currently zoned R-1 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Van Meter made a motion to approve the Conceptual Plan for Byrd Farm Estates, tax map 040 parcel 043, 15 lots, 29.4 +/- acres, located off Louisville Road, and currently zoned R-1 (Single Family Residential). Commissioner Jackson seconded the motion. The motion carried unanimously.

e. Public Hearing

1. **(H1e1) VA23-03-08**, Variances to Sections 90-98 *List of lot & structure requirements*, 90-139 *Buffers & screening*, & 90-140 *Landscaping*, 330 E Milledgeville Road, Tax Map 032 Parcel 117, 0.12 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:16 PM.

Applicant's representative, Erik Averill, 1260 County Line Road, stated that they have no issues with the conditions for these variances. The hours of operations are Monday – Friday 4:00pm – 8:00pm and on Saturdays 12:00pm – 8:00pm and about 6 veterans attend these meetings at a time.

Lisa Kaneck, 6530 Bobcat Lane, stated that she has concerns for the children's safety who ride their bikes behind this building.

Chairman Dempsey closed the public hearing at 6:21 PM.

Commissioner Jackson made a motion to recommend approval with conditions VA23-03-08, Variances to Sections 90-98 *List of lot & structure requirements*, 90-139 *Buffers & screening*, & 90-140 *Landscaping*, 330 E Milledgeville Road, Tax Map 032 Parcel 117, 0.12 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Wilder seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. An alternate landscape plan must be submitted to the Plan Review Department within 3 months of approval of the variances by the Board of Commissioners. Installation of the approved landscaping shall be complete within 12 months of approval.
 2. Variances only apply to the existing structure. Any replacement of the existing structure or any future structures will be required to submit a new variance application.
 3. The ten foot easement currently labeled with the Bobcat Lane street sign shall be maintained and kept clear for E911 access to the three properties located on Bobcat Lane.
2. **(H1e2) VA23-03-09**, Variance to Section 90-53 *List of lot & structure requirements*, 4567 Oxford Drive, Tax Map 072J Parcel 199, 0.54+/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:25 PM.

Owner's husband, Ben Cairns, 4567 Oxford Drive, stated that the 2 sheds existed when they purchased the property. They had no intent to violate any county codes when moving the sheds. The placement keeps the roofline lower and less visible from the cul-de-sac and also the rearrangement of the sheds provides easier access.

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

Chairman Dempsey closed the public hearing at 6:28 PM.

Commissioner Van Meter made a motion to recommend approval with condition of VA23-03-09, Variance to Section 90-53 *List of lot & structure requirements*, 4567 Oxford Drive, Tax Map 072J Parcel 199, 0.54+/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Jackson seconded the motion. The motion carried unanimously.

Condition:

Building Standards:

If the shed is damaged over 50% then the entire structure must be rebuilt to meet all applicable codes at the time of reconstruction. This includes setbacks.

3. (H1e3) Massage Operator's License Revocation, Oriental Massage, 4158 Washington Road, Suite 10, Tax Map 079 Parcel 098E, 3.93 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:30 PM.

Applicant, Jinggui Song with interpreter, 4158 Washington Road, stated that it was hard to find employee's after covid. She was currently training the other employees while they are in the process of getting their license. She has been in business for 10 years and couldn't afford to lose her business with still having a 5 year lease. She is aware that she can be the only one practicing due to fact that she is the only one who is licensed and will not hire anyone without a license.

Paul Scarbary, Development Services Division Director, informed the Planning Commission that it takes a minimum of 500 credit hours to obtain a massage license and a minimum of a month from the state to review the license application.

The Planning Commission questioned staff and Ms. Song regarding licensing at the site and how they could proceed with the public hearing. Members of the Planning Commission are aware that Ms. Song violated the county codes by letting those without a license operate at this location. They believe that a 12 month probationary period would give her enough time to find help that is licensed and will be able to continue to run her business. However, if anyone is practicing without a license during this probationary period the license will be revoked immediately.

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

Chairman Dempsey closed the public hearing at 6:54 PM.

Commissioner Jackson made a motion to continue with condition the massage operator's license for Jinggui Song, 4158 Washington Road, Suite 10, Tax Map 079 Parcel 098E, 3.93 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Van Meter seconded the motion. The motion carried 3-1. Commissioner Wilder opposed.

Condition:

Planning:

12 month probationary period. Massage operator's license will be revoked immediately if anyone is practicing without a license.

(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 6:58 p.m. Commissioner Van Meter seconded the motion. Motion carried unanimously.

Al Dempsey, Chairman

Scott Sterling, Planning Services Director