



Columbia County Planning Commission
May 4th, 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 Stahler, Administrative Specialist
Members of the Media
Members of the Public

A. CALL TO ORDER

Chairman Dempsey called the meeting to order at 6:00 p.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) April 20th, 2023

Vice-Chairman Carraway made a motion to approve the April 20th, 2023 meeting minutes. Commissioner Wilder seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Jackson made a motion to approve the May 4th, 2023 Agenda. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

- a.** Request to change the Planning Commission Meeting from July 6th to June 29th.

Commissioner Wilder made a motion to approve the request to change the Planning Commission Meeting from July 6th to June 29th. Commissioner Van Meter seconded the motion. The motion carried unanimously.

- b. Massage Operator's License**

1. **(H1b1) Massage Operator's License for Gabrielle Buchieri dba Knead to Unwind, LLC**, 1106 Furys Lane Suite A, Tax Map 082A Parcel 059E, Massage at premise address only.

Staff member Will Butler presented the staff recommendation.

Commissioner Wilder made a motion to approve the request for a Massage Operator's License for Gabrielle Buchieri dba Knead to Unwind, LLC, 1106 Furys Lane Suite A, Tax Map 082A Parcel 059E, Massage at premise address only. Commissioner Van Meter seconded the motion. The motion carried unanimously.

c. Temporary Use Authorization

1. **(H1c1) Temporary Use Authorization**, 5000 Gateway Boulevard, Tax Map 068 Parcel 958F, 52.02 +/- acres and currently zoned S-1 (Special). **Presented as information only.**

Staff member Dylan Douglas presented the staff recommendation.

2. **(H1c2) Temporary Use Authorization**, 3565 Mistletoe Road, Tax Map 005 Parcel 013, 27.36 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Dylan Douglas presented the staff recommendation.

Vice-Chairman Carraway made a motion to approve the Temporary Use Authorization for 3565 Mistletoe Road, Tax Map 005 Parcel 013, 27.36 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

3. **(H1c3) Temporary Use Authorization**, 2754 Summit Ridge Road, Tax Map 059 Parcel 018, 13.98 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey stated that there will be no more future extensions for this Temporary Use Authorization.

Applicant was present and acknowledge that there will be no more future extensions.

Vice-Chairman Carraway made a motion to approve the Temporary Use Authorization for 2754 Summit Ridge Road, Tax Map 059 Parcel 018, 13.98 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Wilder seconded the motion. The motion carried unanimously.

d. Public Hearing

1. **(H1d1) RZ23-05-01**, Conditional Use for a Place of Worship, 102 S Belair Road, Tax Map 073C Parcel 017, 1.80 +/- acres and currently zoned C-2 (General Commercial).

Staff member Will Butler presented the staff recommendation.

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

John Duncan, 2006 McCoy Mill Road Hephzibah, GA, stated that they are asking for a variance that does not substantially affect anything. The biggest concern they had was the retention pond on the property.

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

Chairman Dempsey closed the public hearing at 6:11PM.

Commissioner Jackson made a motion to recommend approval of RZ23-05-01, Conditional Use for a Place of Worship, 102 S Belair Road, Tax Map 073C Parcel 017, 1.80 +/- acres and currently zoned C-2 (General Commercial). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

- 2. (H1d2) VA23-05-02**, Variance to 90-139 *Buffers & Screening*, 102 S Belair Road, Tax Map 073C Parcel 017, 1.80 +/- acres and currently zoned C-2 (General Commercial).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:13PM.

John Duncan, 2006 McCoy Mill Road Hephzibah, GA, stated that they are willing to meet the conditions for this variance.

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

Chairman Dempsey closed the public hearing at 6:13PM.

Commissioner Jackson made a motion to recommend approval with conditions of VA23-05-02, Variance to 90-139 *Buffers & Screening*, 102 S Belair Road, Tax Map 073C Parcel 017, 1.80 +/- acres and currently zoned C-2 (General Commercial). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Additional landscaping consisting of evergreens shall be installed to screen the existing detention pond from the parking lot and adjacent residential property. This shall be shown on the landscape plan provided to Columbia County Plan Review.
2. Any exterior lighting placed on the proposed building shall be shielded from adjacent residential properties. This lighting and method of shielding shall be provided with the application for a building permit to Columbia County Building Standards.

- 3. (H1d3) RZ23-05-02**, Conditional Use for a Tattoo Parlor, 308 Commerce Drive, Tax Map 082D Parcel 093, 0.76 +/- acres and currently zoned C-2 (General Commercial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:15PM.

Applicant, Randy Teston, 4109 Vern Sikking Road, 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 6:16PM.

Commissioner Van Meter made a motion to recommend approval with conditions of RZ23-05-02, Conditional Use for a Tattoo Parlor, 308 Commerce Drive, Tax Map 082D Parcel 093, 0.76 +/- acres and currently zoned C-2 (General Commercial). Commissioner Wilder seconded the motion. The

motion carried unanimously

Conditions:

Planning:

Tattooing is limited to one suite on the subject property at any given time.

- 4. (H1d4) VA23-05-01**, Variance to Section 90-98 *List of lot & Structure Requirements*, 720 Province Way, Tax Map 077A Parcel 028F, 98.63 +/- acres and currently zoned C-2 (General Commercial).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:18PM.

Applicant, Chris Stratton, 1190 Interstate Parkway, was present and there to answer any questions.

Commissioner Wilder asked if they had any tenants lined up.

Mr. Stratton responded with that they do have a few tenants lined up.

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

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

Commissioner Jackson made a motion to recommend approval of VA23-05-01, Variance to Section 90-98 *List of lot & Structure Requirements*, 720 Province Way, Tax Map 077A Parcel 028F, 98.63 +/- 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 Commissioner Wilder made the motion to adjourn the meeting at 6:19 p.m. Commissioner Jackson seconded the motion. Motion carried unanimously.

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Al Dempsey, Chairman

Scott Sterling, Planning Services Director