



Columbia County Planning Commission
May 18th, 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) May 4th, 2023

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

F. APPROVAL OF THE AGENDA

Commissioner Wilder made a motion to approve the May 18th, 2023 Agenda. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Conceptual Plan

1. (H1a1) White Oak Road Subdivision, Off White Oak Road, Tax Map 008 Parcel 015L, 107.58 +/- acres, 10 lots, and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Wilder made a motion to approve the conceptual plan for White Oak Road Subdivision, Off White Oak Road, Tax Map 008 Parcel 015L, 107.58 +/- acres, 10 lots, and currently zoned R-A (Residential Agricultural). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

b. Final Plat

1. (H1b1) Greenpoint Phase 2, off Appling Harlem Road, Tax Map 030 Parcel 083M, 39.42 +/- acres, 89 lots, 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 Greenpoint Phase 2, off Appling Harlem Road, Tax Map 030 Parcel 083M, 39.42 +/- acres, 89 lots, and currently zoned PRD (Planned Residential Development). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

c. Minor Waiver

1. (H1c1) MW23-05-01, Minor Waiver, Tax Map 039A Parcel 053, 1.25 +/- acres, 114 Crystal Creek Lane, and currently zoned R-A (Residential Agricultural). **Presented as information only.**

Staff member Dylan Douglas presented the item as information only.

d. Text Amendments

1. (H1d1) Text Amendment, Chapter 54 Mobile Homes and Trailers, Article I In General, Section 54-9 *Temporary use authorization*.

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:09PM

Chairman Dempsey closed the public hearing at 6:09PM

Commissioner Wilder made a motion to postpone to **June 1st, 2023** the Text Amendment, Chapter 54 Mobile Homes and Trailers, Article I In General, Section 54-9 *Temporary use authorization*. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

2. (H1d2) Text Amendment, Chapter 74 Subdivisions, Article IV Minimum Standards for Improvements, Section 74-118 *Variances*.

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:09PM

Chairman Dempsey closed the public hearing at 6:09PM

Commissioner Wilder made a motion to postpone to **June 1st, 2023** the Text Amendment, Chapter 74 Subdivisions, Article IV Minimum Standards for Improvements, Section 74-118 *Variances*. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

3. (H1d3) Text Amendment, Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-142 *Home occupations*.

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:09PM

Chairman Dempsey closed the public hearing at 6:09PM

Commissioner Wilder made a motion to postpone to **June 1st, 2023** the Text Amendment, Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-142 *Home occupations*. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

4. (H1d4) Text Amendment, Chapter 90 Zoning, Article V Administration, Section 90-179 *Appeals, variances, and minor waivers*.

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:09PM

Chairman Dempsey closed the public hearing at 6:09PM

Commissioner Wilder made a motion to postpone to **June 1st, 2023** the Text Amendment, Chapter 90 Zoning, Article V Administration, Section 90-179 *Appeals, variances, and minor waivers*. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

5. (H1d5) Text Amendment, Chapter 90 Zoning, Article V Administration, Section 90 180 *Zoning changes; ordinance amendments*.

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:09PM

Chairman Dempsey closed the public hearing at 6:09PM

Commissioner Wilder made a motion to postpone to **June 1st, 2023** of the Text Amendment, Chapter 90 Zoning, Article V Administration, Section 90 180 *Zoning changes; ordinance amendments*. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

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 6:10p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

Al Dempsey, Chairman

Scott Sterling, Planning Services Director