



**Columbia County Planning Commission
June 1st, 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 18th, 2023

Commissioner Wilder made a motion to approve the May 18th, 2023 meeting minutes. Commissioner Van Meter seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Van Meter made a motion to approve the June 1st, 2023 Agenda. Commissioner Wilder seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. (H1a) 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 6:04PM.

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

Chairman Dempsey closed the public hearing at 6:05PM.

Commissioner Jackson made a motion to approve the Text Amendment, Chapter 54 Mobile Homes and Trailers, Article I In General, Section 54-9 Temporary use authorization. Commissioner Van Meter seconded the motion. The motion carried unanimously.

- b. (H1b) 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 6:06PM.

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

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

Commissioner Van Meter made a motion to approve 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.

- c. (H1c) 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 6:07PM.

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

Chairman Dempsey closed the public hearing at 6:07PM.

Commissioner Wilder made a motion to approve 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.

- d. (H1d) 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 6:10PM.

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

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

Commissioner Wilder made a motion to approve 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.

- e. (H1e) 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 6:12PM.

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

Chairman Dempsey closed the public hearing at 6:12PM.

Vice-Chairman Carraway made a motion to approve the Text Amendment, Chapter 90 Zoning, Article V Administration, Section 90 180 Zoning changes; ordinance amendments. Commissioner Van Meter seconded the motion. The motion carried unanimously.

2. New Business

a. Final Plat

1. **(H2a1) Southwind Village Phase 3A**, 50 lots, Off Hereford Farm Road, Tax Map 060 Parcel 1769, 25.75 +/- acres, and currently zoned R-2/RCO (Single Family Residential with Residential Cluster Overlay).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Jackson made a motion to approve the final plat for Southwind Village Phase 3A, 50 lots, Off Hereford Farm Road, Tax Map 060 Parcel 1769, 25.75 +/- acres, and currently zoned R-2/RCO (Single Family Residential with Residential Cluster Overlay). Commissioner Van Meter seconded the motion. The motion carried unanimously.

b. Architectural Review

1. **(H2b1) West Lake Retail**, Condition of Rezoning - Architectural Review, 1000 West Lake Commons Drive, Tax Map 082 Parcel 525, 5.68 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Nayna Mistry presented the staff recommendation.

Commissioner Van Meter made a motion to approve the architectural review for West Lake Retail, Condition of Rezoning - Architectural Review, 1000 West Lake Commons Drive, Tax Map 082 Parcel 525, 5.68 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Jackson seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H2c1) RZ23-06-01**, Major PRD (Planned Residential Development) Revision, Off Baker Place Road, Tax Map 051 Parcel 049C, 34.15 +/- acres and currently zoned PRD (Planned Residential Development).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:20PM

Applicant, Jason Whinghter, 672 Industrial Park Drive, stated that they couldn't shift everything due to state waters on one side and a cemetery being on the other. He was also open 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 6:21PM

Commissioner Wilder made a motion to recommend approval of RZ23-06-01, Major PRD (Planned Residential Development) Revision, Off Baker Place Road, Tax Map 051 Parcel 049C, 34.15 +/- acres and currently zoned PRD (Planned Residential Development). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

2. **(H2c2) VA23-06-01**, Variance to Section 90-135 Signs, Off Prince George Ave & Jamestown Ave, Tax Map 065A Parcels 503A & 501C, 0.94 +/- acres & 0.27 +/- acres respectively, and currently zoned R-1/RCO (Single Family Residential with Residential Cluster Overlay) & R-2/RCO (Single Family Residential with Residential Cluster Overlay).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:24PM

Applicant, Matthew Quirey, 637 Burns Mill Road SE, stated that going vertical with the sign made the sign more legible. He was also open to answer any questions.

Commissioner Wilder asked if the font of sign has been approved yet.

Matthew Quirey advised that the font will be finalized in an upcoming meeting with the HOA.

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

Chairman Dempsey closed the public hearing at 6:25PM

Vice-Chairman Carraway made a motion recommend approval of VA23-06-01, Variance to Section 90-135 Signs, Off Prince George Ave & Jamestown Ave, Tax Map 065A Parcels 503A & 501C, 0.94 +/- acres & 0.27 +/- acres respectively, and currently zoned R-1/RCO (Single Family Residential with Residential Cluster Overlay) & R-2/RCO (Single Family Residential with Residential Cluster Overlay). Commissioner Van Meter 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 Commissioner Jackson made the motion to adjourn the meeting at 6:26 p.m. Vice-Chairman Carraway seconded the motion. Motion carried unanimously.

Al Dempsey, Chairman

Scott Sterling, Planning Services Director