



Columbia County Planning Commission
June 15th, 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 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 4 Commissioners present (80% Quorum).
Vice-Chairman Michael W. Carraway was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) June 1st, 2023

Commissioner Van Meter made a motion to approve the June 1st, 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 June 15th, 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 Dadra Major dba Divine Wellness, 108 N Belair Rd Suite 7A, Tax Map 073C Parcel 045B, Massage at premise address and mobile massage services.**

Staff member Will Butler presented the staff recommendation.

Commissioner Jackson made a motion to approve the Massage Operator's License for Dadra Major dba Divine Wellness, 108 N Belair Rd Suite 7A, Tax Map 073C Parcel 045B, Massage at premise address and mobile massage services. The Commissioner Wilder seconded the motion. The motion carried unanimously.

2. **(H1a2) Massage Operator's License for Body Sole Therapeutic Massage of Augusta LLC dba Body & Sole Augusta**, 3685 Riverwatch Parkway, Tax Map 079 Parcel 002, Massage at premise address only.

Staff member Will Butler presented the staff recommendation.

Commissioner Van Meter made a motion to approve of the Massage Operator's License for Body Sole Therapeutic Massage of Augusta LLC dba Body & Sole Augusta, 3685 Riverwatch Parkway, Tax Map 079 Parcel 002, Massage at premise address only. The Commissioner Jackson seconded the motion. The motion carried unanimously.

b. Minor Waiver

1. **(H1b1) MW23-06-01**, Minor Waiver, Tax Map 084 Parcel 196, 1.04 +/- acres, 2820 Towering Oak Drive, R-1 (Single Family Residential). **Presented as information only.**

Staff member Danielle Montgomery presented the item as information only.

c. Public Hearing

1. **(H1c1) RZ23-06-02**, Conditional Use for a Bed and Breakfast, 635 River Pines Drive, Tax Map 077 Parcel 050, 6.29 +/- acres, and currently zoned R-1 (Single Family Residential).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:08PM.

Applicant, Adam Kotter, 1020 Peninsula Crossing, stated that he bought the property as a buffer to not have five houses developed next door to his house. The existing house on that property he plans to remove it and build a Bed and Breakfast. He plans to put in a federal conversation easement around the property and already approved for a septic tank.

George Sleister, 3939 Mullkin Rd, stated he is opposed to have a commercial business next to his house. Traffic is horrible in this area and there is 6 subdivisions and 2 school in the area already.

Commissioner Van Meter asked if the lots that are outlined on the plat have already been approved to be built on and how he plans on getting food to the bed and breakfast.

Adam Kotter, stated that he is aware of the traffic issue in the area and that the bed and breakfast would bring fewer cars to the area than 5 private homes. There will only be 6 bedrooms and the maximum about of people that would be allowed would be 12. He also stated that he would be the one responsible for supplying food to the bed and breakfast. Breakfast in the only meal that will be survived and you have to be a guest at the property to receive breakfast. He plans to have his son to run the business and will be living on the property as well.

Travis Gearig, 735 Bishops Cir, stated that he just bought land next door and he is opposed to having a bed and breakfast next to his property.

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

Commissioner Van Meter made a motion to postpone to June 29th, 2023 RZ23-06-02, Conditional Use for a Bed and Breakfast, 635 River Pines Drive, Tax Map 077 Parcel 050, 6.29 +/- acres, and currently zoned R-1 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

2. **(H1c2) RZ23-06-03**, Rezoning from R-A (Residential Agricultural) to C-C (Community Commercial), 5607 Columbia Road, Tax Map 050 portion of Parcel 002G, 3.37 +/- acres out of a total of 360.9 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:24PM.

Applicant, Harrison Aiken, 1200 Peachtree St Atlanta, GA, stated that this location has a future use for a gas station and it will help with the truck traffic from the rock quarry.

The following members of the public spoke:

Cathy Richards, 1044 Kalmia Cir
Janelle Quinn, 2448 Sunflower Dr
David Ward, 932 Bartram Ridge
Richelle Wilson, 2544 Falling Branch Ln
Melody Roebuck, 651 Kent Creek Drive

Members of the public spoke in regards to opposing another gas station in the area. Stated that there are multiple gas stations within a 3-5 mile radius. The loss of the tree will cause noise and light pollution. Also, concerned with the traffic that this may bring and worried that this would be considered a truck stop.

Staff member Will Butler clarified that this does not meet the requirements for it to be considered a truck stop. A truck stop has to have more than 3 pumps.

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

Commissioner Wilder made a motion to approve with conditions RZ23-06-03, Rezoning from R-A (Residential Agricultural) to C-C (Community Commercial), 5607 Columbia Road, Tax Map 050 portion of Parcel 002G, 3.37 +/- acres out of a total of 360.9 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Conditions:

Traffic Engineering:

1. Provided the proximity to a State Route, the County will require a letter of intent to permit from GDOT prior to preliminary plat approval. Contact District 2 office, Tennille GA, at (478) 553-3366 for permitting information.
2. Channelizing islands and a 2' raised center island on William Few Parkway are required to prevent left turn movement from the right in/right out driveways per GDOT's Driveway and Encroachment Manual.
3. An extension of the existing right turn lane on William Few Parkway serving southbound traffic will be required.
4. A full-width overlay of William Few Parkway extending to the limits of their respective impacts will be required (approximately 500± linear feet).

3. **(H1c3) VA23-06-04**, Variance to Sections 90-139 *Buffers and Screening* and 90-147(g)(10)(b) *Use Provisions*, 5607 Columbia Road, Tax Map 050 portion of Parcel 002G, 3.37 +/- acres out of a total of 360.9 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff recommendation.

Applicant, Harrison Aiken, 1200 Peachtree St Atlanta, GA, stated that some of the adjacent gas stations are also 24 hours.

Tom Meador, 2506 Laurel Dr, stated that with the removal of all the trees it could cause light problems within Bartram Trail and that more road construction will make it difficult to get out of Bartram Trail.

Chairman Dempsey opened the public hearing at 6:39PM.

Chairman Dempsey closed the public hearing at 6:44PM.

Commissioner Wilder made a motion to approve VA23-06-04, Variance to Sections 90-139 *Buffers and Screening* and 90-147(g)(10)(b) *Use Provisions*, 5607 Columbia Road, Tax Map 050 portion of Parcel 002G, 3.37 +/- acres out of a total of 360.9 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Jackson seconded the motion. The motion carried unanimously.

4. **(H1c4) VA23-06-03**, Variance to Section 90-139 *Buffers and Screening*, located off Stablebridge Way, Tax Map 060 Parcel 1697, 9.79 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:49PM.

Tyler Findley, Hughston Homes, here to answer any questions. They have no intentions to mass grade the lots. Also, willing to work with Jason Page who is the owner of Bartram Trail Golf Course with the landscape plan and a request to add a bathroom on the golf course.

Nestor Garcia, 440 Bartram Trail Club Dr., stated that the buffers around the golf course are owned by Bartram Trail Community Association.

Carole Buki, 5381 Hereford Farm Rd, asked if there was going to be an entrance off of Columbia Rd. or just Hereford Farm. Stated that this is going to create more traffic on Hereford Farm Rd.

Staff member Danielle Montgomery, clarified that there will not be an entrance off of Columbia Rd but there will be access off Hereford Farm Rd.

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

Commissioner Jackson made a motion to approve with conditions VA23-06-03, Variance to Section 90-139 *Buffers and Screening*, located off Stablebridge Way, Tax Map 060 Parcel 1697, 9.79 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The buffer width is reduced only along the approximately 400-foot section of the extension of Stablebridge Way crossing the golf course. County code will apply to the buffer required around the remainder of the parcel.
2. Landscaping plans for the portion of the buffer approved for reduced width must be coordinated with the County Landscape Architect and must be approved with the preliminary plat submittal

5. **Conceptual Plan-Four Oaks Phase 5**, 16 Lots, Off Stablebridge Way, Tax Map 060 Parcel 1697, 9.79 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:57PM.

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 6:57PM.

Commissioner Jackson made a motion to approve the Conceptual Plan-Four Oaks Phase 5, 16 Lots, Off Stablebridge Way, Tax Map 060 Parcel 1697, 9.79 +/- acres, and currently zoned R-2 (Single Family Residential). 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 6:58 p.m. Commissioner Van Meter seconded the motion. Motion carried unanimously.

Al Dempsey, Chairman

Scott Sterling, Planning Services Director