



**Columbia County Planning Commission
July 20th, 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, Executive Assistant

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) June 29th, 2023

Commissioner Van Meter made a motion to approve the June 29th, 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 July 20th, 2023 Agenda. Vice-Chairman Carraway 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 Wellness & Harmony**, 4434 Columbia Road Suite 204, Tax Map 073G Parcel 084, Massage at premise address only.

Staff member Will Butler presented the staff recommendation.

Commissioner Jackson made a motion to approve the Massage Operator's License for Wellness & Harmony, 4434 Columbia Road Suite 204, Tax Map 073G Parcel 084, Massage at premise address only. Commissioner Wilder seconded the motion. The motion carried unanimously.

2. (H1a2) Massage Operator's License for Moves 2 Make LLC, 331 Padrick Street, Tax Map 077B Parcel 356, Mobile massage services only.

Staff member Will Butler presented the staff recommendation.

Commissioner Jackson made a motion to approve the Massage Operator's License for Moves 2 Make LLC, 331 Padrick Street, Tax Map 077B Parcel 356, Mobile massage services only. Commissioner Wilder seconded the motion. The motion carried unanimously.

3. (H1a3) Massage Operator's License for Comfort Care Massage & Bodywork LLC, 1011 Pleasant View Circle, Lincolnton, GA. Mobile Massage Services only.

Staff member Will Butler presented the staff recommendation.

Commissioner Jackson made a motion to approve the Massage Operator's License for Comfort Care Massage & Bodywork LLC, 1011 Pleasant View Circle, Lincolnton, GA. Mobile Massage Services only. Commissioner Wilder seconded the motion. The motion carried unanimously.

4. (H1a4) Massage Operator's License for Katherine Keaton dba Katie Keaton Medical Massage, 548 Blackburn Drive, Tax Map 082 Parcel 079D. 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 Katherine Keaton dba Katie Keaton Medical Massage, 548 Blackburn Drive, Tax Map 082 Parcel 079D. Massage at premise address and mobile massage services Commissioner Wilder seconded the motion. The motion carried unanimously.

b. Preliminary Plat

1. (H1b1) Highland Lakes West Section 1, 53 lots, Off William Few Parkway, Tax Map 060 Parcel 1767, 20.41 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Carraway made a motion to approve the preliminary plat for Highland Lakes West Section 1, 53 lots, Off William Few Parkway, Tax Map 060 Parcel 1767, 20.41 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

2. (H1b2) Byrd Farm Estates, 15 lots, Off Louisville Road, Tax Map 040 Parcel 043, 29.4 +/- acres and currently zoned R-1 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Wilder made a motion to approve the preliminary plat for Byrd Farm Estates, 15 lots, Off Louisville Road, Tax Map 040 Parcel 043, 29.4 +/- acres and currently zoned R-1 (Single Family Residential). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) RZ23-07-01**, Conditional Use for Massage, 4158 Washington Road Suite 10, Tax Map 079 Parcel 098E, 3.93 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Dylan Douglas presented the staff recommendation.

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

The applicant was present but provided no comments or concerns.

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

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

Commissioner Jackson made a motion to recommend approval with condition RZ23-07-01, Conditional Use for Massage, 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 unanimously.

Condition:

Planning:

Massage shall only be permitted within one suite on the subject property.

2. **(H1c2) RZ23-07-02**, Major PUD (Planned Unit Development) Revision, 2485 Sunflower Drive, Tax Map 060 Parcel 1012, 1.71 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff recommendation.

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

Matt Forshee, 2404 Resort Dr., stated that he is representing the applicant and here to answer any questions. The use of the playground is only for those in the neighborhood. He also stated that they will have dense buffers to ameliorate noise.

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

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

Vice-Chairman Carraway made a motion to recommend approval with conditions of RZ23-07-02, Major PUD (Planned Unit Development) Revision, 2485 Sunflower Drive, Tax Map 060 Parcel 1012, 1.71 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Building setbacks for the amenity area shall be 25 feet from the right of way and 20 feet from the side and rear property lines.
2. A privacy fence shall be maintained along the side property lines of the amenity area. The requirement for 20 feet of landscaping is waived around the existing pool and parking areas. The landscaping shall be installed around the new playground as shown on the concept plan and as described in the narrative.

3. **(H1c3) RZ23-07-03**, Master Sign Plan, 5000 Wrightsboro Road, Tax Map 069 Parcel 102, 93.62 +/- acres, and currently zoned M-2 (General Industrial).

Staff member Nayna Mistry presented the staff recommendation.

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

Applicant, Elizabeth McGee, 420 ½ 8th Street, stated that architects for this project are present and here to answer any questions.

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

Chairman Dempsey closed the public hearing at 6:20PM.

Commissioner Jackson made a motion to recommend approval of RZ23-07-03, Master Sign Plan, 5000 Wrightsboro Road, Tax Map 069 Parcel 102, 93.62 +/- acres, and currently zoned M-2 (General Industrial). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

4. **(H1c4) RZ23-07-04**, Rezoning unzoned to S-1 (Special), located at the intersection of Baston Road & Washington Road, Tax Map NA Parcel NA, 0.02 +/- acres, and currently unzoned.

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:23PM.

Applicant, Patton Hahn, 1901 6th Ave N, Birmingham, AL, stated that the AT&T reps are present and both are here to answer any questions.

Chairman Dempsey asked if AT&T is locating their own towers.

AT&T Rep, Stan Shepherd, 366 Farmington Dr., stated that AT&T is not building their own towers. They are currently still leasing.

Chairman Dempsey closed the public hearing at 6:26PM.

Commissioner Van Meter made a motion to recommend approval of RZ23-07-04, Rezoning unzoned to S-1 (Special), located at the intersection of Baston Road & Washington Road, Tax Map NA Parcel NA, 0.02 +/- acres, and currently unzoned. Commissioner Wilder seconded the motion. The motion failed 2-3. Chairman Dempsey, Vice-Chairman Carraway & Commissioner Jackson opposed.

5. **(H1c5) VA23-07-01**, Variance to Section 18-132 *Lot size and setbacks*, located at the intersection of Baston Road & Washington Road, Tax Map NA Parcel NA, 0.02 +/- acres, and currently unzoned.

Staff member Will Butler presented the staff recommendation.

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

Applicant, Patton Hahn, 1901 6th Ave N, Birmingham, AL, stated that the site is safe and also here to answer any questions.

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

Chairman Dempsey closed the public hearing at 6:29PM.

Commissioner Van Meter made a motion to recommend approval of VA23-07-01, Variance to Section 18-132 *Lot size and setbacks*, located at the intersection of Baston Road & Washington Road, Tax

Map NA Parcel NA, 0.02 +/- acres, and currently unzoned. Commissioner Wilder seconded the motion. The motion failed 2-3. Chairman Dempsey, Vice-Chairman Carraway & Commissioner Jackson opposed.

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 6:30 p.m. Vice-Chairman Carraway seconded the motion. Motion carried unanimously.

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Signature on File
Al Dempsey, Chairman

Signature on File
Scott Sterling, Planning Services Director