



Columbia County Planning Commission
August 17, 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 Marty Jackson
Commissioner Russell Wilder

Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
Lindsay Stahler, Executive Assistant
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).
Commissioner Van Meter was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) August 3rd 2023

Commissioner Wilder made a motion to approve the August 3rd, 2023 meeting minutes. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Wilder made a motion to approve the August 17th, 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 Glo Away Massage LLC**, 3801 Washington Road Suite B, Tax Map 077C Parcel 053. 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 Glo Away

Massage LLC, 3801 Washington Road Suite B, Tax Map 077C Parcel 053. Massage at premise address only. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

b. Conceptual Plan

1. **(H1b1) Marshall Mills**, 81 lots, Off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 +/- acres and currently zoned R-1A (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Wilder made a motion to approve the Conceptual Plan for Marshall Mills, 81 lots, Off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 +/- acres and currently zoned R-1A (Single Family Residential). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

2. **(H1b2) Greenpoint North Phase 1**, 128 lots, Off Applying Harlem Road, Tax Map 029 Parcel 037B, 26.5 +/- acres and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Carraway made a motion to approve the Conceptual Plan for Greenpoint North Phase 1, 128 lots, Off Applying Harlem Road, Tax Map 029 Parcel 037B, 26.5 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Jackson seconded the motion. The motion carried unanimously.

c. Final Plat

1. **(H1c1) Swint Road**, 13 lots, Off Swint Road, Tax Map 040 Parcel 059B, 67.94 +/- acres and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Carraway made a motion to approve the Final Plat for Swint Road, 13 lots, Off Swint Road, Tax Map 040 Parcel 059B, 67.94 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Jackson seconded the motion. The motion carried unanimously.

d. Public Hearing

1. (H1d1) Provisional Home Occupation for Fritz Landscaping, 873 Louisville Road, Tax Map 041 Parcel 070, 40.07 +/- acres and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

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

The applicant or their representative were not present.

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

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

Commissioner Wilder made a motion to approve the Provisional Home Occupation for Fritz

Landscaping, 873 Louisville Road, Tax Map 041 Parcel 070, 40.07 +/- acres and currently zoned R-A (Residential Agricultural). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

2. **(H1d2) RZ23-08-01**, Major PUD (Planned Unit Development) Revision, 2335 Laurens Street, Tax Map 075 Parcel 172, 0.18 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:16PM.

Applicant, Keith Blaschke, 233 Davis Rd, stated that he didn't look at the front page of the plat and takes full responsibility of the error that was made with the front facing garages.

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

Chairman Dempsey closed the public hearing at 6:17PM.

Commissioner Jackson made a motion to recommend approval of RZ23-08-01, Major PUD (Planned Unit Development) Revision, 2335 Laurens Street, Tax Map 075 Parcel 172, 0.18 +/- acres, and currently zoned PUD (Planned Unit Development). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

3. **(H1d3) RZ23-08-02**, Major PUD (Planned Unit Development) Revision, 2339 Laurens Street, Tax Map 075 Parcel 171, 0.18 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Will Butler presented the staff recommendation.

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

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 6:19PM.

Commissioner Jackson made a motion to recommend approval of RZ23-08-02, Major PUD (Planned Unit Development) Revision, 2339 Laurens Street, Tax Map 075 Parcel 171, 0.18 +/- acres, and currently zoned PUD (Planned Unit Development). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

4. **(H1d4) RZ23-08-03**, Major PUD (Planned Unit Development) Revision, 2341 Laurens Street, Tax Map 075 Parcel 170, 0.18 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Will Butler presented the staff recommendation.

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

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 6:20PM.

Commissioner Jackson made a motion to recommend approval of RZ23-08-03, Major PUD (Planned

Unit Development) Revision, 2341 Laurens Street, Tax Map 075 Parcel 170, 0.18 +/- acres, and currently zoned PUD (Planned Unit Development). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

5. **(H1d5) RZ23-08-04**, Rezoning from C-2 (General Commercial) & C-C (Community Commercial) to C-2 (General Commercial) with a Conditional Use for Retail Package Sales, 6697 Washington Road, Tax Map 024 Parcel 001, 5.01 +/- acres and currently zoned C-2 (General Commercial) & C-C (Community Commercial).

Staff member Will Butler presented the staff recommendation.

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

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 6:23PM.

Commissioner Wilder recused himself from the vote.

Vice-Chairman Carraway made a motion to recommend approval of RZ23-08-04, Rezoning from C-2 (General Commercial) & C-C (Community Commercial) to C-2 (General Commercial) with Conditional Use for Retail Package Sales, 6697 Washington Road, Tax Map 024 Parcel 001, 5.01 +/- acres and currently zoned C-2 (General Commercial) & C-C (Community Commercial). Commissioner Jackson 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 6:25 p.m. Vice-Chairman Carraway seconded the motion. Motion carried unanimously.

Signature on File

Al Dempsey, Chairman

Signature on File

Scott Sterling, Planning Services Director