



**Columbia County Planning Commission
September 21st, 2023 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Al Dempsey
Vice-Chairman Michael Carraway
Commissioner James Van Meter
Commissioner Marty Jackson
Commissioner Russell Wilder

Matt Schlachter, Deputy County Manager
Nayna Mistry, Community Planner
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 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) September 7th, 2023

Commissioner Van Meter made a motion to approve the September 7th, 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 September 21st, 2023 Agenda. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Public Hearing

1. (H1a1) Temporary Use Authorization, 6005 Minyards Court, Tax Map 041 Parcel 023D, 4.8 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:04PM.

Applicant, Wayne Campbell, 6005 Minyards Court, stated that he understood that the RV's sewer services were not to be used, and that exclusively the sewer services in the house should be used on

this property.

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

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

Commissioner Wilder made a motion to approve the Temporary Use Authorization, 6005 Minyards Court, Tax Map 041 Parcel 023D, 4.8 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

2. **(H1a2) RZ23-09-01**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 5585 White Oak Road, Tax Map 017 Parcel 014B, 6.00 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Nayna Mistry presented the staff recommendation.

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

Applicant, Stan Turner, 5585 White Oak Road, stated that his son will be the one training the dogs and that they have had support from their neighbors in regard to having a dog training business on this property.

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

Chairman Dempsey closed the public hearing at 6:09PM.

Commissioner Wilder made a motion to recommend approval with condition of RZ23-09-01, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 5585 White Oak Road, Tax Map 017 Parcel 014B, 6.00 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

Condition:

Planning:

R-A uses, including the previously approved Provisional Home Occupations, will continue to be allowed on the property.

3. **(H1a3) RZ23-09-02**, Major PUD (Planned Unit Development) Revision, 1870 Champions Circle, Tax Map 065 Parcel 250, 0.78 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Dylan Douglas 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.

Vice-Chairman Carraway made a motion to recommend approval of RZ23-09-02, Major PUD (Planned Unit Development) Revision, 1870 Champions Circle, Tax Map 065 Parcel 250, 0.78 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Jackson seconded the motion. The motion carried unanimously.

4. **(H1a4) VA23-09-01**, Variance to Section 90-98 *List of lots & structure requirements*, 4036 Gateway Boulevard, Tax Map 068 Parcel 1054, 0.93 +/- acres, and currently zoned C-2 (General

Commercial).

Staff member Dylan Douglas presented the staff recommendation.

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

Lance Cheely, Cranston, 452 Ellis Street, stated that the applicant has no issues with conditions needed for this variance.

Matt Schlachter, Deputy County Manager, asked if they were going to have separate meters.

Lance Cheely clarified that they already have separate meters on the property, and that the easements for those utilities would be recorded with the new plats upon approval.

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

Commissioner Jackson made a motion to recommend approval with conditions of VA23-09-01, Variance to Section 90-98 *List of lots & structure requirements*, 4036 Gateway Boulevard, Tax Map 068 Parcel 1054, 0.93 +/- acres, and currently zoned C-2 (General Commercial). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

Conditions:

Building Standards:

Must meet all code requirements of a zero-foot setback. This includes a two-hour firewall separating the two properties. All new construction or renovation work must meet all applicable codes and amendments adopted by Columbia County, GA. These include but not limited to the International Building Code, International Fire Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, Life Safety Code, Existing Building Code, Swimming Pool and Spa Code and Columbia County ordinances.

Water Utility:

Each parcel must retain their own water and sewer taps.

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 6:18 p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

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Signature on File

Al Dempsey, Chairman

Signature on File

Scott Sterling, Planning Services Director