



**Columbia County Planning Commission
October 5th, 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 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 21st, 2023

Commissioner Van Meter made a motion to approve the September 21st, 2023 meeting minutes. Commissioner Jackson the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Wilder made a motion to approve the October 5th, 2023 Agenda. Commissioner Van Meter seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Public Hearing

1. (H1a1) Frosty Lou, 6218 Old Union Road, Tax Map 031 Parcel 019D, 2.19 +/- acres and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:03PM

Applicant, Regina Beard, 6210 Old Union Road, stated that no deliveries will happen at her property.

She is using a commercial building where deliveries will go to.

Commissioner Wilder asked will the deliveries come to your house if you no longer have the commercial building.

Regina Beard stated that deliveries aren't allowed in residential areas. She would have to drive to Lexington, SC.

Chairman Dempsey closed the public hearing at 6:06PM

Commissioner Wilder made a motion to approve of Frosty Lou LLC, 6218 Old Union Road, Tax Map 031 Parcel 019D, 2.19 +/- acres and currently zoned R-A (Residential Agricultural). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

2. **(H1a2) RZ23-10-01**, Rezoning from M-1 (Light Industrial) to R-A (Residential Agricultural), 1808 Lonergan Hulme Road, Tax Map 029 Parcel 018C, 4.00 +/- acres and currently zoned M-1 (Light Industrial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:07PM

Applicant, Jacqueline Stephens, P.O. Box 2772 Tybee Island, GA, stated that her daughter owns the adjacent property and that she is moving closer to help with her grandchildren.

Chairman Dempsey closed the public hearing at 6:08PM

Commissioner Wilder made a motion to recommend approval of RZ23-10-01, Rezoning from M-1 (Light Industrial) to R-A (Residential Agricultural), 1808 Lonergan Hulme Road, Tax Map 029 Parcel 018C, 4.00 +/- acres and currently zoned M-1 (Light Industrial). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

3. **(H1a3) RZ23-10-02**, Conditional use for indoor animal care, 4104 Colben Boulevard, Tax Map 078 Parcel 340, 1.00 +/- acres and currently zoned M-1 (Light Industrial).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:11PM

Jonnah Tolbert, 143 Cyndee Circle, stated his wife has 8 years of experience as a dog groomer and that the tenants nearby are excited to have a dog groomer in the area. The bathing tubs have interceptors and will be cleaned out daily. There will be no boarding at this facility either.

Chairman Dempsey closed the public hearing at 6:12PM

Commissioner Van Meter made a motion to recommend approval with condition of RZ23-10-02, Conditional use for indoor animal care, 4104 Colben Boulevard, Tax Map 078 Parcel 340, 1.00 +/- acres and currently zoned M-1 (Light Industrial). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

Condition:

Environmental Compliance:

Hair/Lint interceptor will be required for the drains in the grooming area.

4. **(H1a4) RZ23-10-03**, Major PUD (Planned Unit Development) Revision, 500 Oxbow Drive, Tax Map 061 parcel 2117, 1.91 +/- acres and currently zoned PUD (Planned Unit Development).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:16PM

Applicant, Ashok Shah, 551 Live Oak Court, stated that the neighbors are in favor of a package store opening at this property. There used to be one in this shopping space before. There will be limited hours as well.

Commissioner Wilder asked if they were going to have a drive thru.

Ashok Shah stated that there will not be a drive thru due to lack of space.

Chairman Dempsey closed the public hearing at 6:17PM

Vice-Chairman Carraway made a motion to recommend approval of RZ23-10-03, Major PUD (Planned Unit Development) Revision, 500 Oxbow Drive, Tax Map 061 parcel 2117, 1.91 +/- acres and currently zoned PUD (Planned Unit Development). 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 Wilder made the motion to adjourn the meeting at 6:18 p.m. Commissioner Van Meter seconded the motion. Motion carried unanimously.

Signature on File
Al Dempsey, Chairman

Signature on File
Scott Sterling, Planning Services Director