



**Columbia County Planning Commission
October 19th, 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

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

Staff member Dylan Douglas gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner Van Meter led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Dempsey declared a quorum with 3 Commissioners present (60% Quorum).
Commissioner Wilder & Commissioner Jackson were absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) October 5th, 2023

Commissioner Van Meter made a motion to approve the October 5th, 2023 meeting minutes. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Van Meter made a motion to approve the October 19th, 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) RZ23-10-04**, Major PRD (Planned Residential Development) Revision, 4045 Evans to Locks Road, Tax Map 078 Parcel 048F, 7.15 +/- acres and currently zoned PRD (Planned Residential Development).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:10PM

The following members of the public spoke:

Linda Giles, 213 Ryan Lane

Tameka Hall, 111 Robbie Court

Thelma Gilchrist, 1008 Barrett Drive

Mary Schuster, 211 Ryan Lane

Ray Bowman, 201 Ryan Lane

Members of the public spoke in regards to opposing the Major PRD Revision. They stated that by having multifamily homes in the development it will decrease their property values. Proposed duplexes are set up to be rental properties from day one as designed and will decrease property values. Also, don't agree with how close the homes are together. They fear that it could cause more drainage issues in the neighborhood and surrounding area.

Chairman Dempsey closed the public hearing at 6:17PM

Postponed the motion until the applicant arrived due to traffic around the government center due to an event at the park.

Chairman Dempsey re-opened the public hearing at 6:24PM

Applicant, Jonathan Crawford, 884 Willow Lake, stated that this project has been under construction for a while. They are high quality homes and the design will be similar to the houses in River Island and River Oaks. He plans to replace all the signs with a higher quality as well. He understands the residents' concerns with the possible rentals these duplexes could bring. However, the covenant would not allow short term rentals to be an option.

Members of the public spoke in opposition to the Major PRD Revision. See summary above.

Chairman Dempsey closed the public hearing at 6:46PM

Commissioner Van Meter made a motion to recommend disapproval of RZ23-10-04, Major PRD (Planned Residential Development) Revision, 4045 Evans to Locks Road, Tax Map 078 Parcel 048F, 7.15 +/- acres and currently zoned PRD (Planned Residential Development). Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

2. **(H1a2) VA23-10-01**, Variance to Section 90-139 *Buffers & Screening*, 3545 Riverwatch Parkway, Tax Map 082D Parcel 003, 0.79 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:21PM

Applicant's representative, David Banks, 244 Watervale Road, stated that he is here to answer any questions and believes having the garage doors facing away from the street is beneficial to the area.

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

Chairman Dempsey closed the public hearing at 6:23PM

Commissioner Van Meter made a motion to recommend approval of VA23-10-01, Variance to Section 90-139 *Buffers & Screening*, 3545 Riverwatch Parkway, Tax Map 082D Parcel 003, 0.79 +/- acres, and currently zoned C-2 (General Commercial). Vice-Chairman Carraway 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 Van Meter made the motion to adjourn the meeting at 6:47p.m. Vice-Chairman Carraway seconded the motion. Motion carried unanimously.

-

Signature on File
Al Dempsey, Chairman

Signature on File
Scott Sterling, Planning Services Director