



**Columbia County Planning Commission
November 2nd, 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 Russell Wilder

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
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 Van Meter led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Dempsey declared a quorum with 4 Commissioners present (80% Quorum).
Commissioner Jackson was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) October 19th, 2023

Commissioner Van Meter made a motion to approve the October 19th, 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 November 2nd, 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 Jenny Goeddel dba Revive Massage and Bodywork, 1106 Fury's Lane Unit B, Tax Map 082A Parcel 059E. Massage at premise address only.**

Staff member Will Butler presented the staff recommendation.

Commissioner Van Meter made a motion to approve the Massage Operator's License for Jenny Goeddel dba Revive Massage and Bodywork, 1106 Fury's Lane Unit B, Tax Map 082A Parcel 059E.

Massage at premise address only. Vice- Chairman Carraway seconded the motion. The motion carried unanimously.

2. **(H1a2) Massage Operator's License for Connie Rountree Massage Therapy LLC**, 807-B Oakhurst Drive, Tax Map 072 Parcel 460. Massage at premise address and mobile massage services.

Staff member Will Butler presented the staff recommendation.

Commissioner Van Meter made a motion to approve the Massage Operator's License for Connie Rountree Massage Therapy LLC, 807-B Oakhurst Drive, Tax Map 072 Parcel 460. Massage at premise address and mobile massage services. Vice-Chairman Carraway seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H1b1) Euchee Creek Dog Boarding**, 5594 Harlem Grovetown Road, Tax Map 062 Parcel 090A, 2.54 +/- acres and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:07PM

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 6:07PM

Commissioner Wilder made a motion to approve with conditions the provisional home occupation for Euchee Creek Dog Boarding, 5594 Harlem Grovetown Road, Tax Map 062 Parcel 090A, 2.54 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Dogs will only be allowed outside between the hours of 7 AM and 10 PM, and noise will be kept at levels consistent with the specifications outlined in the City of Grovetown's Code of Ordinances Sec. 11-23.
 2. Any housing or enclosures used by the dogs shall be well drained, free from accumulations of animal excrement and objectionable odors, and otherwise clean and sanitary. Animal excrement shall be disposed of in a manner approved by the health officer.
 3. Any vehicles transiting to the property for the purposes of interacting with the home occupation must be parked entirely on the property itself at all times.
2. **(H1b2) RZ23-11-01**, Major S-1 (Special) Revision, 4528 Hereford Farm Road, Tax Map 072B Parcel 062, 0.44 +/- acres and currently zoned S-1 (Special).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:10PM

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 6:10PM

Vice-Chairman Carraway made a motion to recommend approval with condition of RZ23-11-01, Major S-1 (Special) Revision, 4528 Hereford Farm Road, Tax Map 072B Parcel 062, 0.44 +/- acres and currently zoned S-1 (Special). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Condition:

Planning:

In the event of future destruction, the primary structure on the property will be allowed to be rebuilt in its present location.

3. **(H1b3) RZ23-11-02**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 4933 Hereford Farm Road, Tax Map 067 Parcel 017G, 2.0 +/- acres and currently zoned R-1 (Single Family Residential).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:13PM

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 6:14PM

Vice-Chairman Carraway made a motion to recommend approval of RZ23-11-02, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 4933 Hereford Farm Road, Tax Map 067 Parcel 017G, 2.0 +/- acres and currently zoned R-1 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

4. **(H1b4) RZ23-11-03**, Rezoning from R-2 (Single Family Residential) to R-1 (Single Family Residential), 4136 Day Road and off Summer Place, Tax Map 078 Parcels 055 and 056, 6.64 +/- acres and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:18PM

Applicant, Ron Lewis, 3056 Leaning Oak Way, stated that when he applied for this rezoning the initial indication was that it would be okay to rezone to R-1 (Single Family Residential). His intent was always to develop large lots around 1.1 acres. He needed support from health department and the county to move forward with this rezoning. There is already existing septic on Day Road. The existing lot on Summer Place would likely allow septic as well, so proposed development only would add 3 more septic systems.

Thomas Weisz, 269 Forest Drive, stated that there is no precedent for rezoning to R-1 (Single Family Residential) and that there is no property nearby that is currently zoned R-1.

Tommy Norris, 321 Summer Place, asked applicant if he would abandon this project if it is disapproved.

Ron Lewis, 3056 Leaning Oak Way, stated that he is unsure if he will be abandoning this project or not.

Chairman Dempsey closed the public hearing at 6:31PM

Vice-Chairman Carraway made a motion to recommend disapproval of RZ23-11-03, Rezoning from R-2 (Single Family Residential) to R-1 (Single Family Residential), 4136 Day Road and off Summer Place, Tax Map 078 Parcels 055 and 056, 6.64 +/- acres and currently zoned R-2 (Single Family Residential). 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, Vice-Chairman Carraway made the motion to adjourn the meeting at 6:33 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