



**Columbia County Planning Commission
November 16th, 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) November 2nd, 2023

Commissioner Van Meter made a motion to approve the November 2nd, 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 November 16th, 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 Rosewater Spa & Wellness LLC**, 620 Ponder Place Drive, Tax Map 073 Parcel 375. Massage at premise address only. Staff Member Will Butler presented the staff recommendation.

Vice-Chairman Carraway made a motion to approve the massage operator's license for Rosewater Spa & Wellness LLC, 620 Ponder Place Drive, Tax Map 073 Parcel 375. Massage at premise address only. Commissioner Wilder seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H1b1) RZ23-11-04**, Major PUD (Planned Unit Development) Revision, 650 Industrial Park Drive, Tax Map 072 Parcel 231M, 1.9 +/- acres and currently zoned PUD (Planned Unit Development).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:05PM

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 6:05PM

Commissioner Van Meter made a motion to recommend approval of RZ23-11-04, Major PUD (Planned Unit Development) Revision, 650 Industrial Park Drive, Tax Map 072 Parcel 231M, 1.9 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Wilder seconded the motion. The motion carried unanimously.

2. **(H1b2) RZ23-11-05**, Major S-1 (Special) Revision, 3566 Gordon Highway, Tax Map 054 Parcel 016D, 9.87 +/- acres and currently zoned S-1 (Special).

Staff Member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:09PM

Applicant, Elizabeth Woods, 2291 Overton Rd, stated that she purchased this property a year ago. Her goal is to sell affordable houses and improve the mobile home community. She also plans to replace the older mobile homes with larger mobile homes.

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

Chairman Dempsey closed the public hearing at 6:10PM

Commissioner Jackson made a motion to recommend approval of RZ23-11-05, Major S-1 (Special) Revision, 3566 Gordon Highway, Tax Map 054 Parcel 016D, 9.87 +/- acres and currently zoned S-1 (Special). 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 Jackson made the motion to adjourn the meeting at 6:11 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