



Present at the meeting included:

Chairman Al Dempsey
Commissioner James Van Meter
Commissioner Marty Jackson

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 Jackson led the pledge to the American Flag.

D. ROLL CALL / QUORUM

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

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) November 16th, 2023

Commissioner Van Meter made a motion to approve the November 16th, 2023 meeting minutes.
Commissioner Jackson the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Jackson made a motion to remove the Final Plat for Wrights Farm Section III from tonight's agenda and approve the remaining items on the December 7th, 2023 Agenda. Commissioner Van Meter seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Massage Operator's License

(H1a1) Massage Operator's License for SLM Massage and Mobile Services, 544 Great Falls, Tax Map 061 Parcel 722. Mobile massage services only.

Staff member Will Butler presented the staff recommendation.

Commissioner Jackson made a motion to approve the massage operator's license for SLM Massage and Mobile Services, 544 Great Falls, Tax Map 061 Parcel 722. Mobile massage services only. Commissioner Van Meter seconded the motion. The motion carried unanimously.

b. Architectural Review

1. **(H1b1) Parkers Kitchen**, Condition of Rezoning - Architectural Review, 5170 Columbia Road, Tax Map 061 Parcel 020M, 8.83 +/- acres and currently zoned C-2 (General Commercial).

Staff member Nayna Mistry presented the staff recommendation.

Commissioner Jackson made a motion to approve the architectural review for Parker's Kitchen, Condition of Rezoning - Architectural Review, 5170 Columbia Road, Tax Map 061 Parcel 020M, 8.83 +/- acres and currently zoned C-2 (General Commercial). Commissioner Van Meter seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) RZ23-12-01**, Rezoning from PUD (Planned Unit Development) to R-A (Residential Agricultural), Off Wrightsboro Road, Tax Map 029 Parcel 037I, 3.89 +/- acres and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:06PM

Owner/Applicant, Tyler Verdery, 6525 Wrightsboro Road, stated that they still intend to grow timber on this property and the Prather's who own the adjacent property sold them a few acres so that they will still access through this property.

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

Chairman Dempsey closed the public hearing at 6:07PM

Commissioner Van Meter made a motion to recommend approval of RZ23-12-01, Rezoning from PUD (Planned Unit Development) to R-A (Residential Agricultural), Off Wrightsboro Road, Tax Map 029 Parcel 037I, 3.89 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Jackson seconded the motion. The motion carried unanimously.

2. **(H1c2) RZ23-12-02**, Rezoning from R-1 (Single Family Residential) to C-C (Community Commercial), 5221, 5233, & 5225 Columbia Road, Tax Map 061 Parcels 008, 009, 010 & 011C, 11.1 +/- acres and currently zoned R-1 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:10PM

Applicant's representative, David Hogg, 3719 Wheeler Rd, stated that the owners of the property and the engineer on this project are present at tonight's meeting. In 2022, Mr. Hogg was hired by the Rexer's and the Kennedy's to list this property for sale and after a short time on the market they accepted an offer by a local developer, T. R. Reddy, contingent upon the rezoning to C-C (Community Commercial) so that a retail center could be developed. In June of 2022 they applied for a rezoning for this property, but later withdrew without prejudice due to some concerns from adjacent property owners. Some of those concerns were that Lewis Memorial Church was concerned about access and the sewer, Four Oaks neighborhood was worried about the traffic it could cause and neighbors were also worried about access to their properties. As of today, the

applicant has an agreement with Lewis Memorial church to provide an access easement. They plan to connect the site with the retail center to help improve traffic and the sewer will run from the back of Four Oaks to their site and take that sewer and bring it up to the church's property. They also intend to follow the buffers and setback requirements per the county code. Mr. Hogg will be the main point of contact for the Four Oaks residents that have concerns and will address these issues with the developer. Another issue of concern is that the developer currently doesn't have any tenants lined up, but they believe that it won't be an issue once the property has the proper zoning.

The following members of the public spoke:

Kyndall Sigrist – 265 Palisade Ridge

Talan Bohannon – 5243 Columbia Road

Jonathan Geidel – 246 Palisade Ridge

The neighbors closest to this property are concerned that a commercial building will bring more noise and traffic to the area. They are also worried about the runoff and sewer this could potentially bring to the back of the Four Oaks Neighborhood. The construction of a commercial building and the traffic that will bring causes concerns that first responders won't have direct access to the properties in the back that are accessed through the subject properties during an emergency.

Four Oaks HOA Representative, Tyrone Williams, 306 Rustic Lane, stated that Four Oaks HOA was originally on board with this rezoning, but later withdrew their support. They were under the impression that the parcels had already been zoned commercial. They don't believe that a retail center is in line with the county's Vision 2035 plan. The applicant is also the developer of the Four Oaks Neighborhood and Four Oaks still has some unresolved issues within the neighborhood that have not been addressed by the developer.

Members of the Planning Commission stated that they would feel more confident if they had contracts lined up for this proposed retail center. Also, believe there have been some communication issues between the developer and the residents of Four Oaks.

Chairman Dempsey closed the public hearing at 6:34PM

Commissioner Jackson made a motion to recommend disapproval of RZ23-12-02, Rezoning from R-1 (Single Family Residential) to C-C (Community Commercial), 5221, 5233, & 5225 Columbia Road, Tax Map 061 Parcels 008, 009, 010 & 011C, 11.1 +/- acres and currently zoned R-1 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

3. **(H1c3) VA23-12-04**, Variance to Section 90-139 *Buffers and Screening*, 5233 Columbia Road, Tax Map 061 Parcel 011C, 8.76 +/- acres and currently zoned R-1 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:36PM

Jonathan Geidel, 246 Palisade Ridge, stated that it would reduce the buffer to the homes in Four Oaks and that there hasn't been any communication with the developer on the project with the residents who live in Four Oaks.

Chairman Dempsey closed the public hearing at 6:37PM

Commissioner Jackson made a motion to recommend disapproval of VA23-12-04, Variance to Section 90-139 *Buffers and Screening*, 5233 Columbia Road, Tax Map 061 Parcel 011C, 8.76 +/- acres and currently zoned R-1 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

4. **(H1c4) RZ23-12-03**, Rezoning from R-2 (Single Family Residential) to P-1 (Professional) with a Conditional Use for Massage, 216 North Belair Road, Tax Map 073D Parcel 029, 2.136 +/- acres and currently zoned R-2 (Single Family Residential).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:39PM

The applicant was present but provided no comments or concerns.

Morgan Groothand, 1655 Baker Place Lane, stated that she is a local Nurse Practitioner and would love to be able to bring a medical spa to this location. She has specialized in facial cosmetics which includes botox, filler, skincare, etc. for the past 5 years.

Chairman Dempsey closed the public hearing at 6:40PM

Commissioner Jackson made a motion to recommend approval with condition of RZ23-12-03, Rezoning from R-2 (Single Family Residential) to P-1 (Professional) with a Conditional Use for Massage, 216 North Belair Road, Tax Map 073D Parcel 029, 2.136 +/- acres and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Condition:

Planning:

The addition to the accessory building or any new structure to replace the accessory building shall be designed so that no overhead door is allowed on the external elevations.

5. **(H1c5) VA23-12-07**, Variance to Section 90-98 List of lot and structure requirements, 216 North Belair Road, Tax Map 073D Parcel 029, 2.136 +/- acres and currently zoned R-2 (Single Family Residential).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:42PM

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 6:42PM

Commissioner Jackson made a motion to recommend approval of VA23-12-07, Variance to Section 90-98 *List of lot and structure requirements*, 216 North Belair Road, Tax Map 073D Parcel 029, 2.136 +/- acres and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

6. **(H1c6) RZ23-12-04**, Rezoning from R-2 (Single Family Residential) to C-2 (General Commercial), 525, 527, 531, & 533 Rountree Way, 4539, 4543, 4547 & 4551 Riverwatch Parkway, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170 & 166, a total of 3.0 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:45PM

Applicant, Gary Simpson, 334 Holly Oak Way, stated that they have tried to purchase the property on the corner at 521 Rountree Way, but the owner does not want to sell this time. The Ray Ray's Car Wash in Augusta has opened, and they hope to build the same one here in Columbia County. This property is ideal for a car wash due to the easy accessibility it would give. He stated that at the Planning Commission Meeting that was on April 20th, 2023, it was brought to his attention that some of the neighbors were concerned about the noise the vacuums and blowers would cause. He stated that there is a tree line that is between the 525 & 521 Rountree Way that will act as buffer to help reduce noise from the car wash. The applicant also stated he would be happy to answer any questions.

Commissioner Van Meter asked if the wooded area adjacent to the development will remain.

Gary Simpson stated that his intention was to possibly sell that adjacent property in the future.

Robert Russ, 521 Rountree Way, stated that he has been a resident here since 1996. He is concerned that a car wash is going to make traffic worse on Riverwatch Parkway and that a car wash isn't quiet, and the noise will be an issue to those who live in the area.

Chairman Dempsey closed the public hearing at 6:50PM

Commissioner Jackson made a motion to recommend approval of RZ23-12-04, Rezoning from R-2 (Single Family Residential) to C-2 (General Commercial), 525, 527, 531, & 533 Rountree Way, 4539, 4543, 4547 & 4551 Riverwatch Parkway, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170 & 166, a total of 3.0 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

7. **(H1c7) VA23-12-05**, Variance to Sections 90-147 (h)(4)(b) *Use provisions* and 90-147 (i)(3) *Use provisions*, 525, 527, 531, & 533 Rountree Way, 4539, 4543, 4547 & 4551 Riverwatch Parkway, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170 & 166, a total of 3.0 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:52PM

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 6:53PM

Commissioner Jackson made a motion to recommend approval of VA23-12-05, Variance to Sections 90-147 (h)(4)(b) *Use Provisions* and 90-147 (i)(3) *Use Provisions*, 525, 527, 531, & 533 Rountree Way, 4539, 4543, 4547 & 4551 Riverwatch Parkway, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170 & 166, a total of 3.0 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

8. **(H1c8) RZ23-12-05**, 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 7:00PM

Applicant, Matt Mills, 3009 Lake Forest Drive, stated that this project started about 3 to 4 years ago. He purchased this property 3 months ago and they intend to make it a very nice development. He stated that they will be cleaning up the retaining wall and adding additional landscaping to the area. The duplexes in the center of development will now be classified as individual lots.

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

Chairman Dempsey closed the public hearing at 7:02PM

Commissioner Van Meter made a motion to recommend approval with conditions of RZ23-12-05, 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). Commissioner Jackson seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The 6-foot privacy fence and the 15-foot buffer must be maintained by the developer and/or HOA in perpetuity. Sections of the fence which are leaning shall be addressed within 3 months of approval by the Board of Commissioners.
2. Design and access to the parking areas for each lot will require careful consideration. Plot plans submitted for building permits shall demonstrate adequate turning radius and vehicle access to all parking areas.
3. Two-family dwellings are only permitted on the following proposed lots: 17A, 17B, 27A, 27B, 28A, 28B, 29A, 29B, 30A, & 30B. Setbacks shall be as shown on the concept plan and as described in the provided narrative.

Stormwater:

The design for the pervious parking will need to be reviewed and approved prior to installation.

Water Utility:

The new parcels will need their own water and sewer services. Water Utility will need a revised utility plan and as-built showing the placement of the additional services. The additional taps will need to be made by a licensed utility contractor at the expense of the Owner/Developer.

9. **(H1c9) VA23-12-01**, Variance to Section 90-147(g)(10)(b)(2)(v) *Use Provisions*, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.45 +/- acres and currently zoned C-2 (General Commercial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:05PM

Applicant, Harmit Sohal, 3525 Granite Way, stated by allowing the store to open 2 hours earlier at 4:00am, it will allow them to be able to serve breakfast to those commuting to work. Also, would help since they will soon have additional competition with Parker's Kitchen coming. He also stated that deliveries could be controlled to between 6AM and 11PM

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

Chairman Dempsey closed the public hearing at 7:07PM

Commissioner Jackson made a motion to recommend approval of VA23-12-01, Variance to Section 90-147(g)(10)(b)(2)(v) *Use Provisions*, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.45 +/- acres and currently zoned C-2 (General Commercial). Commissioner Van Meter seconded the motion. The motion carried unanimously.

10. (H1c10) VA23-12-02, Variance to Section 90-144 *Placement of Buildings & Structures*, 983 Watermark Drive, Tax Map 060 Parcel 693, 0.17 +/- acres and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 7:09PM

Applicant, Amanda Alvin, 983 Watermark Drive, stated that the shed has been removed until pending approval. The purpose of the shed and the location is to avoid water runoff to neighbors and to allow for area for her child to play since their backyard is small. She also stated that her HOA and neighbors approve of this as well.

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

Chairman Dempsey closed the public hearing at 7:11PM

Commissioner Van Meter made a motion to recommend approval with condition of VA23-12-02, Variance to Section 90-144 *Placement of Buildings & Structures*, 983 Watermark Drive, Tax Map 060 Parcel 693, 0.17 +/- acres and currently zoned R-2 (Single Family Residential). Commissioner Jackson seconded the motion. The motion carried unanimously.

Condition:

Stormwater:

An Easement Encroachment Agreement will be required.

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 7:11 p.m. Commissioner Van Meter seconded the motion. Motion carried unanimously.

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Signature on File

Al Dempsey, Chairman

Signature on File

Scott Sterling, Planning Services Director