



**Columbia County Planning Commission
December 21, 2023 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

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

Vice-Chairman Carraway 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

Vice-Chairman Carraway declared a quorum with 4 Commissioners present (80% Quorum).
Chairman Al Dempsey was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) December 7th, 2023

Commissioner Van Meter made a motion to approve the December 7th, 2023 meeting minutes.
Commissioner Jackson the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Wilder made a motion to approve the December 21st, 2023 Agenda. Commissioner Jackson seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Final Plat

- 1. (H1a1) Kellarie Section 7**, 81 lots, Off Baker Place Road, Tax Map 051 Parcels 1770, 1771, 1903, 1904, 1905, 1409, 008H, & 039N, 29.6 +/- acres and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Jackson made a motion to approve the final plat for Kellarie Section 7, 81 lots, Off Baker Place Road, Tax Map 051 Parcels 1770, 1771, 1903, 1904, 1905, 1409, 008H, & 039N, 29.6 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Van Meter seconded the motion. The motion carried unanimously.

b. Public Hearing

- 1. (H1b1) Bauern Malerei By Trish**, 5970 Wrightsboro Rd, Tax Map 41 Parcel 045, 2.5 +/- acres and currently zoned R-A (Residential Agricultural).

Staff member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Carraway opened the public hearing at 6:04PM

The applicant or their representative were not present.

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

Vice-Chairman Carraway closed the public hearing at 6:04PM

Commissioner Jackson made a motion to **approve** the provisional home occupation for Bauern Malerei By Trish, 5970 Wrightsboro Rd, Tax Map 41 Parcel 045, 2.5 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

- 2. (H1b2) Temporary Use Authorization**, 4539 Fiske Loop, Tax Map 072B Parcel 073, 1.05 +/- acres, and currently zoned R-2 (Single-Family Residential).

Staff member Dylan Douglas presented staff recommendation.

Vice-Chairman Carraway opened the public hearing at 6:06PM

The applicant was present but provided no comments or concerns.

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

Vice-Chairman Carraway closed the public hearing at 6:06PM

Commissioner Jackson made a motion to **approve** the temporary use authorization for 4539 Fiske Loop, Tax Map 072B Parcel 073, 1.05 +/- acres, and currently zoned R-2 (Single-Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

- 3. (H1b3) RZ23-12-06**, Major PUD (Planned Unit Development) Revision, 500 & 502 Furys Ferry Road, Tax Map 078 Parcels 178 & 178A, 11.16 +/- acres and currently zoned PUD (Planned Unit Development).

Staff member Nayna Mistry presented the staff recommendation.

Vice-Chairman Carraway opened the public hearing at 6:11PM

Applicant, Peter Slavovsky, 3503 Saxton Rd, stated he was here to answer any questions.

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

Vice-Chairman Carraway closed the public hearing at 6:12PM

Commissioner Van Meter made a motion to recommend **approval** of RZ23-12-06, Major PUD (Planned Unit Development) Revision, 500 & 502 Furys Ferry Road, Tax Map 078 Parcels 178 & 178A, 11.16 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Jackson seconded the motion. The motion carried unanimously.

4. **(H1b4) RZ23-12-07**, Rezoning R-A (Residential Agricultural) to S-1 (Special), 0.08 +/- acre portion of 5019 High Meadows Drive, Tax Map 050 portion of Parcel 012, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff recommendation.

Vice-Chairman Carraway opened the public hearing at 6:15PM

The applicant or their representative were not present.

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

Vice-Chairman Carraway closed the public hearing at 6:15PM

Commissioner Jackson made a motion to **postpone to January 18th, 2024** of RZ23-12-07, Rezoning R-A (Residential Agricultural) to S-1 (Special), 0.08 +/- acre portion of 5019 High Meadows Drive, Tax Map 050 portion of Parcel 012, and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

5. **(H1b5) VA23-12-08**, Variance to Section 18-308 *Height of telecommunications tower(s)*, 0.08 +/- acre portion of 5019 High Meadows Drive, Tax Map 050 portion of Parcel 012, and currently zoned R-A (Residential Agricultural).

Staff member Will Butler presented the staff recommendation.

Vice-Chairman Carraway opened the public hearing at 6:18PM

The applicant or their representative were not present.

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

Vice-Chairman Carraway closed the public hearing at 6:18PM

Commissioner Jackson made a motion to **postpone to January 18th, 2024** of VA23-12-08, Variance to Section 18-308 *Height of telecommunications tower(s)*, 0.08 +/- acre portion of 5019 High Meadows Drive, Tax Map 050 portion of Parcel 012, and currently zoned R-A (Residential Agricultural). Commissioner Wilder seconded the motion. The motion carried unanimously.

6. **(H1b6) VA23-12-03**, Variance to Section 90-135 *Signs*, 1 Islamic Center Drive, Tax Map 079 Parcel 102, 8.54 +/- acres and currently zoned S-1 (Special).

Staff member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Carraway opened the public hearing at 6:21PM

Applicant representative, Almas Gill, 620 High Hampton Dr, stated he was here to answer any questions.

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

Vice-Chairman Carraway closed the public hearing at 6:21PM

Commissioner Van Meter made a motion to **postpone to January 4th, 2024** of VA23-12-03, Variance to Section 90-135 *Signs*, 1 Islamic Center Drive, Tax Map 079 Parcel 102, 8.54 +/- acres and currently zoned S-1 (Special). Commissioner Jackson seconded the motion. The motion carried unanimously.

7. **(H1b7) VA23-12-06**, Variance to Section 90-53 *List of lot and structure requirements* and 74-82 *Lots*, 4027 Danielle Drive, Tax Map 077G Parcel 358, 0.38 +/- acres and currently zoned R-3 (Single-Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Carraway opened the public hearing at 6:26PM

Owner, Liana Stone, 4027 Danielle Drive, stated that the slope on her driveway doesn't give enough space for the cars and they end up having to park them on the street. She is also here to answer any questions.

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

Vice-Chairman Carraway closed the public hearing at 6:27PM

Commissioner Van Meter made a motion to recommend **approval with conditions** of VA23-12-06, Variance to Section 90-53 *List of lot and structure requirements* and 74-82 *Lots*, 4027 Danielle Drive, Tax Map 077G Parcel 358, 0.38 +/- acres and currently zoned R-3 (Single-Family Residential). Commissioner Jackson seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. No driveway access shall be allowed to Clark Point.
2. The existing carport shall be removed prior to final inspection of the proposed detached garage.

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 6:29 p.m. Commissioner Van Meter seconded the motion. Motion carried unanimously.

Signature on File
Michael W. Carraway, Vice-Chairman

Signature on File
Scott Sterling, Planning Services Director