



**Columbia County Planning Commission
January 4, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Al Dempsey
Commissioner James Van Meter
Commissioner Marty Jackson
Commissioner Mark Moody

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 Media
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 4 Commissioners present (100% Quorum).
Currently awaiting appointment of Commissioner to replace former Vice Chairman Carraway.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) December 21st, 2023

Commissioner Van Meter made a motion to approve the December 21st, 2023 meeting minutes.
Commissioner Jackson seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Jackson made a motion to approve the January 4th, 2024 Agenda. Commissioner Van Meter seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. (H1a) **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). Commission District 1. **Postponed from 12.21.23.**

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:04PM

Applicant, Hameed Malik, 4102 Shady Oaks Dr, stated he was here to answer any questions. He also stated the reason they wanted to reconstruct the sign is so that it is more visible from the road.

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 with condition 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). Postponed from 12.21.23. Commissioner Moody seconded the motion. The motion carried unanimously.

Condition:

Planning:

The side setback for the freestanding sign is reduced to 3 feet from the property line shared with Tax Map 077B Parcel 001B.

2. New Business

a. Public Hearing

1. **(H2b1) RZ24-01-01**, Conditional Use for a Gym, 454 Columbia Industrial Boulevard, Tax Map 078 Parcel 337, 2.2 +/- acres, and currently zoned M-1 (Light Industrial) and M-2 (General Industrial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:09PM

Applicant, Dr. Nicholas DeAngelo, 106 SRP Dr, stated that he is the owner of the business and a physician that specializes in interventional pain management. The main purpose of the gym is for functional restoration/personal training.

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

Chairman Dempsey closed the public hearing at 6:10PM

Commissioner Van Meter made a motion to recommend approval of RZ24-01-01, Conditional Use for a Gym, 454 Columbia Industrial Boulevard, Tax Map 078 Parcel 337, 2.2 +/- acres, and currently zoned M-1 (Light Industrial) and M-2 (General Industrial). Commissioner Moody seconded the motion. The motion carried unanimously.

2. **(H2b2) RZ24-01-02**, Rezoning from M-2 (General Industrial) to S-1 (Special). 6001 Horizon West Parkway, Tax Map 069 Parcel 001K, 4.51 +/- acres, and currently zoned M-2 (General Industrial).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:13PM

Applicant, Mark Ivey, 730 Stonecrest Lane, stated that they have requested a reduced landscape strip along the frontage of Horizon South Parkway to 18 feet and by doing so they will landscape the whole frontage. He also stated several members of the staff of Warren Baptist were present and available to answer any questions.

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

Chairman Dempsey closed the public hearing at 6:15PM

Commissioner Jackson made a motion to recommend approval of RZ24-01-02, Rezoning from M-2 (General Industrial) to S-1 (Special). 6001 Horizon West Parkway, Tax Map 069 Parcel 001K, 4.51 +/- acres, and currently zoned M-2 (General Industrial). Commissioner Moody seconded the motion. The motion carried unanimously.

3. **(H2b3) RZ24-01-03**, Major S-1 (Special) Plan Revision, 6075 Ridge Road, Tax Map 034 Parcel 002, 31.94 +/- acres and currently zoned S-1 (Special).

Staff member Will Butler presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:19PM

Applicant, Dan Holloway, 506 Thompkins Lane, stated that he was here to answer any questions.

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

Chairman Dempsey closed the public hearing at 6:21PM

Commissioner Moody made a motion to postpone to **January 18th, 2024** RZ24-01-03, Major S-1 (Special) Plan Revision, 6075 Ridge Road, Tax Map 034 Parcel 002, 31.94 +/- acres and currently zoned S-1 (Special). Commissioner Jackson seconded the motion. The motion carried unanimously.

4. **(H2b4) VA24-01-01**, Variance to Section 90-55 *RCO Residential cluster overlay district*, 3031 Leaning Oak Way, Tax Map 084 Parcel 167, 0.24 +/- acres and currently zoned R-2 (Single-Family Residential)/RCO (Residential Cluster Overlay).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Dempsey opened the public hearing at 6:26PM

Applicant, Amanda Johnstun, 3031 Leaning Oak Way, stated that the pool will be small and there is nowhere else they could move it to due to having a small lot size.

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

Chairman Dempsey closed the public hearing at 6:27PM

Commissioner Van Meter made a motion to recommend approval with condition of VA24-01-01, Variance to Section 90-55 *RCO Residential cluster overlay district*, 3031 Leaning Oak Way, Tax Map 084 Parcel 167, 0.24 +/- acres and currently zoned R-2 (Single-Family Residential)/RCO (Residential Cluster Overlay). 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 6:27 p.m. Commissioner Moody seconded the motion. Motion carried unanimously.

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Signature on File
Marty Jackson, Commissioner

Signature on File
Scott Sterling, Planning Services Director