



Columbia County Planning Commission
January 18th, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Commissioner Emory M. Holloway
Commissioner James Van Meter
Commissioner Marty Jackson
Commissioner Mark Moody

Scott Sterling, Division Director
Paul Scarbary, Development Services Division
Director
Will Butler, Planning Manager
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
Lindsay Stahler, Executive Assistant
Members of the Media
Members of the Public

A. CALL TO ORDER

Director Scott Sterling 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

Director Scott Sterling declared a quorum with 4 Commissioners present (80% Quorum).
Commissioner Dempsey was absent.

E. ELECTION OF OFFICERS

Chairman

Director Scott Sterling opened nominations for the Chairman of the Columbia County Planning Commission.

Commissioner Van Meter nominated Commissioner Al Dempsey for Chairman.

Director Scott Sterling stated that Chairman Al Dempsey had been nominated for Chairman of the Columbia County Planning Commission. There were no other nominations for Chairman and nominations were closed by Director Scott Sterling.

Director Scott Sterling called for the vote for Chairman Al Dempsey to remain as Chairman of the Columbia County Planning Commission. Vote carried 4-0.
Chairman Dempsey was absent.

Vice-Chairman

Director Scott Sterling opened nominations for the Vice-Chairman of the Columbia County Planning Commission.

Commissioner Holloway nominated Commissioner Marty Jackson for Vice-Chairman.

Director Scott Sterling stated that Commissioner Jackson had been nominated for Vice-Chairman of

the Columbia County Planning Commission. There were no other nominations for Vice-Chairman and nominations were closed by Director Scott Sterling.

Director Scott Sterling called for the vote for Commissioner Jackson as Vice-Chairman of the Columbia County Planning Commission. Vote carried 4-0. Chairman Dempsey was absent.

F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(F1) January 4th, 2024

Commissioner Van Meter made a motion to approve the January 4th, 2024 meeting minutes. Commissioner Holloway seconded the motion. The motion carried unanimously.

G. APPROVAL OF THE AGENDA

Commissioner Holloway made a motion to approve the January 18th, 2024 Agenda. Commissioner Van Meter seconded the motion. The motion carried unanimously.

H. PRESENTATION

1. 2023 Year in Review

I. DEBATE AGENDA

1. Unfinished Business

- a. **(I1a) 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). **Postponed from 12.21.2023.**

Staff member Will Butler presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 6:13PM

The applicant or their representative were not present.

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

Vice-Chairman Jackson closed the public hearing at 6:13PM

Commissioner Holloway made a motion to postpone to February 15th, 2024 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 Moody seconded the motion. The motion carried unanimously.

- b. **(I1b) 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). **Postponed from 12.21.2023.**

Staff member Will Butler presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 6:14PM

The applicant or their representative were not present.

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

Vice-Chairman Jackson closed the public hearing at 6:14PM

Commissioner Holloway made a motion to postpone to February 15th, 2024 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 Van Meter seconded the motion. The motion carried unanimously.

- c. **(I1c) 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). **Postponed from 01.04.2024.**

Staff member Will Butler presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 6:19PM

Applicant, Dan Holloway, 506 Thompkins Lane, stated that he was here to answer any questions and that the current homes on the property and the future ones they plan on building are not adjacent to the other homes outside of the Fish and Game Club.

Rebecca Wall, 6087 Ridge Road, stated that the 20ft setbacks have been established for a long time and it should remain that way.

Vice-Chairman Jackson closed the public hearing at 6:24PM

Commissioner Moody made a motion to recommend approval with conditions of 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 Holloway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Building setbacks shall be 10' from the property line adjacent to tax map 034 parcels 017 & 018.
2. An as-built survey showing the location of foundations, footings, slabs, and any overhangs shall be provided prior to release of a footing, foundation, or slab inspection from Building Standards.

2. New Business

a. Conceptual plan

1. **(I2a1) Wright's Farm, Section III Revision**, off Wrightsboro Road, Tax Map 069 Parcel 097C & a portion of 098, 29.75 +/- acres, 80 lots, and currently zoned PUD (Planned Unit Development).

Staff member Will Butler presented the staff recommendation.

Commissioner Holloway made a motion to approve the conceptual plan for Wright's Farm, Section III Revision, off Wrightsboro Road, Tax Map 069 Parcel 097C & a portion of 098, 29.75 +/- acres, 80 lots, and currently zoned PUD (Planned Unit Development). Commissioner Moody seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(I2b1) RZ24-01-04**, Rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.58 +/- acres and currently zoned R-2 (Single Family Residential).

Staff member Will Butler presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 6:30PM

The applicant or their representative were not present.

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

Vice-Chairman Jackson closed the public hearing at 6:30PM

Commissioner Holloway made a motion to recommend approval with conditions of RZ24-01-04, Rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.58 +/- acres and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Condition:

Building Standards:

The building currently under construction, and any new structures, must meet all applicable codes, including amendments and appendix adopted by Columbia County, GA. These include but not limited to the International Building Code, International Fire Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, Life Safety Code, Existing Building Code, Swimming Pool and Spa Code and Columbia County ordinances. Any existing conditions not complying with these codes must be brought into compliance.

Planning:

1. The subject property shall be combined with the property at 4396 Lamkin Drive prior to approval of the site plan for 4389 Hereford Farm Road.
 2. No driveway or access shall be permitted on Hereford Farm Road.
 3. A minimum 10' landscaped buffer shall be planted along Hereford Farm Road.
 4. No outdoor storage of construction materials will take place on the site. Indoor storage of tools and similar may take place in the garage building only.
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2. **(I2b2) RZ24-01-05**, Major PRD (Planned Residential Development) Revision, for multiple properties off Baker Place Road, Tax Map 051 Parcel 049C, 34.15 acres and Tax Map 051A Parcels 085 - 098;179 -184; and 207, 0.14-0.18 acres each and currently zoned PRD (Planned Residential Development).

Staff member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 6:37PM

Applicant, Mark Ivey, 730 Stonecrest Lane, stated that he was here to answer any questions.

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

Vice-Chairman Jackson closed the public hearing at 6:37PM

Commissioner Moody made a motion to recommend approval of RZ24-01-05, Major PRD (Planned Residential Development) Revision, for multiple properties off Baker Place Road, Tax Map 051 Parcel 049C, 34.15 acres and Tax Map 051A Parcels 085 - 098;179 -184; and 207, 0.14-0.18 acres each and currently zoned PRD (Planned Residential Development). Commissioner Van Meter seconded the motion. The motion carried unanimously.

3. **(I2b3) RZ24-01-06**, Rezoning from S-1 (Special) to R-A (Residential Agricultural), 6059 Harlem Grovetown Road, Tax Map 042 Parcel 044, 3.604 +/- acres and currently zoned S-1 (Special).

Staff member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 6:40PM

Applicant, Marion Stevenson, 5820 Lanatte Lane, stated that his initial plan is for a prefabricated building and a garage to store his equipment to get the land ready for him to build his home. He plans to have his house built within 18-24 months.

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

Vice-Chairman Jackson closed the public hearing at 6:42PM

Commissioner Moody made a motion to recommend approval with condition of RZ24-01-06, Rezoning from S-1 (Special) to R-A (Residential Agricultural), 6059 Harlem Grovetown Road, Tax Map 042 Parcel 044, 3.604 +/- acres and currently zoned S-1 (Special). Commissioner Holloway seconded the motion. The motion carried unanimously.

Condition:
Stormwater Compliance

The state waters buffer determination performed on July 24, 2023 is required to be shown on a current plat prior to submittal of site/building plans.

4. **(I2b4) RZ24-01-07**, Conditional use for Massage, 4320 Washington Road, Tax Map 072A Parcel 109, 0.28 +/- acres and currently zoned C-2 (General Commercial).

Staff member Dylan Douglas presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 6:44PM

Applicant, Amanda Broadway, 637 Devin Road, stated she is the owner of the spa and believes that adding a massage therapist would be a good addition.

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

Vice-Chairman Jackson closed the public hearing at 6:45PM

Commissioner Holloway made a motion to recommend approval of RZ24-01-07, Conditional use for Massage, 4320 Washington Road, Tax Map 072A Parcel 109, 0.28 +/- acres and currently zoned C-2 (General Commercial). Commissioner Moody seconded the motion. The motion carried unanimously.

5. **(I2b5) RZ24-01-08**, Major PUD (Planned Unit Development) Revision, 501 Oxbow Drive, Tax Map 061 Parcel 2116, 1.06 +/- acres and currently zoned PUD (Planned Unit Development).

Staff member Will Butler presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 6:47PM

Applicant, Andy Sharma, 3543 Interlachen Drive, stated that he is looking to complete the development and plans to add storefronts since the retail units are full and there is no demand for a daycare.

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

Vice-Chairman Jackson closed the public hearing at 6:48PM

Commissioner Moody made a motion to postpone to February 15th, 2024 RZ24-01-08, Major PUD (Planned Unit Development) Revision, 501 Oxbow Drive, Tax Map 061 Parcel 2116, 1.06 +/- acres and

currently zoned PUD (Planned Unit Development). Commissioner Van Meter seconded the motion. The motion carried unanimously.

6. **(I2b6) RZ24-01-09**, Major PUD (Planned Unit Development) Revision, 714 Marsh Point Road, Tax Map 081 Parcel 238, 0.44 +/- acres and currently zoned PUD (Planned Unit Development).

Staff member Dylan Douglas presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 6:57PM

Applicant representative, Mitchell Murchinson, 205 Dixon Ct, stated that he was here to answer any questions.

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

Vice-Chairman Jackson closed the public hearing at 6:57PM

Commissioner Van Meter made a motion to recommend approval with condition of RZ24-01-09, Major PUD (Planned Unit Development) Revision, 714 Marsh Point Road, Tax Map 081 Parcel 238, 0.44 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Moody seconded the motion. The motion carried unanimously.

Condition:

Stormwater:

An Easement Encroachment Agreement will be required.

7. **(I2b7) RZ24-01-10**, Conditional use for a place of worship, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres and currently zoned P-1 (Professional).

Staff member Dylan Douglas presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 6:54PM

Betsy Rivera, 203 N. Belair Road, stated that the easement for access to her property at 203 North Belair Road is through the back or east side of the property at 201 North Belair Road from Roxbury Drive. She stated that it does not come from North Belair Road as was shown on the plat provided with the application and that her legal representation had filed paperwork to that effect.

Staff questioned Ms. Rivera about the paperwork that had been filed. No resolution was made at the meeting regarding the easement question.

Judy Howard, 4435 Roxbury Drive, stated that the traffic in the area is bad and that it is very difficult to get onto Belair Road.

Vice-Chairman Jackson closed the public hearing at 7:00PM

Commissioner Holloway made a motion to approve the request to withdraw without prejudice RZ24-01-10, Conditional use for a place of worship, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres and currently zoned P-1 (Professional). Commissioner Van Meter seconded the motion. The motion carried unanimously.

8. **(I2b8) VA24-01-03**, Variance to Section 90-139 *Buffers & screening*, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres and currently zoned P-1 (Professional).

Staff member Dylan Douglas presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 7:03PM

The applicant or their representative were not present.

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

Vice-Chairman Jackson closed the public hearing at 7:03PM

Commissioner Moody made a motion to approve the request to withdraw without prejudice VA24-01-03, Variance to Section 90-139 *Buffers & screening*, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres and currently zoned P-1 (Professional). Commissioner Van Meter seconded the motion. The motion carried unanimously.

9. **(I2b9) VA24-01-02**, Variance to Section 90-139 *Buffers & screening*, 4975 Gateway Boulevard, Tax Map 068 Parcel 960, 2.71 +/- acres and currently zoned P-1 (Professional).

Staff member Will Butler presented the staff recommendation.

Vice-Chairman Jackson opened the public hearing at 7:05PM

The applicant or their representative were not present.

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

Vice-Chairman Jackson closed the public hearing at 7:05PM

Commissioner Moody made a motion to approve the request to withdraw without prejudice VA24-01-03, Variance to Section 90-139 *Buffers & screening*, 4975 Gateway Boulevard, Tax Map 068 Parcel 960, 2.71 +/- acres and currently zoned P-1 (Professional). 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 Commissioner Moody made the motion to adjourn the meeting at 7:05 p.m. Commissioner Holloway seconded the motion. Motion carried unanimously.

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Signature on File
Marty Jackson, Vice-Chairman

Signature on File
Scott Sterling, Planning Services Director