



**Columbia County Planning Commission
February 15th, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Marty Jackson
Vice-Chairman Mark Moody
Commissioner James Van Meter
Commissioner Emory Holloway
Commissioner Ryan Cato

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
Lindsay Stahler, Executive Assistant
Connie Melear, District 1 Commissioner
Members of the Media
Members of the Public

A. CALL TO ORDER

Chairman Jackson called the meeting to order at 6:00 p.m.

B. INVOCATION

Staff Member Dylan Douglas gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner Van Meter led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Jackson declared a quorum with 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) February 1st, 2024

Commissioner Van Meter made a motion to approve the February 1st, 2024 meeting minutes. Vice-Chairman Moody seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Holloway made a motion to approve the February 15th, 2024 Agenda. Vice-Chairman Moody seconded the motion. The motion carried unanimously.

G. PRESENTATION

Chairman Jackson recognized District 1 Commissioner Connie Melear. She read a proclamation honoring the former Chairman Al Dempsey.

H. DEBATE AGENDA

1. Unfinished Business

- a. (H1a) 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 01.18.2024**

Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:08PM

Applicant, Mattaniah Jahn, 935 Main Street, Safety Harbor, FL, stated that the cell tower will be monopole style, dull gray and dark at night. She also stated that the nearest cell tower is over 2 miles away.

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

Chairman Jackson closed the public hearing at 6:10PM

Commissioner Van Meter made a motion to recommend approval 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 Holloway seconded the motion. The motion carried unanimously.

- b. (H1b) 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 01.18.2024.**

Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:15PM

Applicant, Mattaniah Jahn, 935 Main Street Safety Harbor, FL, stated that there will be some visibility, but monopole minimizes visual impact. This location is an active area and is in need of more coverage.

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

Chairman Jackson closed the public hearing at 6:18PM

Vice-Chairman Moody made a motion to recommend approval 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 Van Meter seconded the motion. The motion carried unanimously.

- c. (H1c) 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). **Postponed from 01.18.2024.**

Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:21PM

Applicant, Andy Sharma, 3543 Interlachen Drive, stated that he inherited the project with daycare zoning, but has not been able to sell or lease for that use. He is looking to complete the

development and plans to add storefronts since the retail units are full across the street.

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

Chairman Jackson closed the public hearing at 6:23PM

Commissioner Holloway made a motion to recommend approval of 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). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

2. New Business

a. Preliminary Plat

1. **(H2a1) Hanover Place**, 35 lots, Off Evans to Locks Road, Tax Map 078 Parcels 1000, 1015, 1016, 1013, & 1018, 7.15 +/- acres and currently zoned PRD (Planned Residential Development).

Danielle Montgomery presented the staff recommendation.

Commissioner Van Meter made a motion to approve the preliminary plat for Hanover Place, 35 lots, Off Evans to Locks Road, Tax Map 078 Parcels 1000, 1015, 1016, 1013, & 1018, 7.15 +/- acres and currently zoned PRD (Planned Residential Development). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

2. **(H2a2) Timber Creek**, 50 lots, Off Mullikin Road, Tax Map 077 Parcel 050B, 60.77 +/- acres and currently zoned R-1 (Single Family Residential).

Danielle Montgomery presented the staff recommendation.

Commissioner Van Meter made a motion to approve the preliminary plat for Timber Creek, 50 lots, Off Mullikin Road, Tax Map 077 Parcel 050B, 60.77 +/- acres and currently zoned R-1 (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

b. Final Plat

1. **(H2b1) Five Oaks Farm**, 10 lots, Off Mistletoe Road, Tax Map 002 Parcels 014, 014A, 015, 016, & 017, 126.8 +/- acres, and currently zoned R-4 (Recreational Residential).

Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the final plat for Five Oaks Farm, 10 lots, Off Mistletoe Road, Tax Map 002 Parcels 014, 014A, 015, 016, & 017, 126.8 +/- acres, and currently zoned R-4 (Recreational Residential). Commissioner Van Meter seconded the motion. The motion carried unanimously.

2. **(H2b2) Wrights Farm Section 3**, 80 lots, Off Wrightsboro Road, Tax Map 069 Parcel 097C & Tax Map 075 Parcel 098, 29.75 +/- acres and currently zoned PUD (Planned Unit Development).

Danielle Montgomery presented the staff recommendation.

Vice-Chairman Moody made a motion to approve the final plat for Wrights Farm Section 3, 80 lots, Off Wrightsboro Road, Tax Map 069 Parcel 097C & Tax Map 075 Parcel 098, 29.75 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Holloway seconded the motion. The motion carried unanimously.

3. **(H2b3) R Lewis Construction LLC**, 5 lots, Off Day Road, Tax Map 078 Parcels 055 & 056, 6.55 +/- acres and currently zoned R-1 (Single Family Residential).

Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the final plat for R Lewis Construction LLC, 5 lots, Off Day Road, Tax Map 078 Parcels 055 & 056, 6.55 +/- acres and currently zoned R-1 (Single Family Residential). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H2c1) Temporary Use Authorization**, 6147 Kiokee Drive, Tax Map 041A Parcel 026, 2.70 +/- acres and currently zoned R-A (Residential Agricultural).

Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:31PM

Applicant Ceasar Forbes, 6147 Kiokee Drive, stated that the use of the travel trailer is to provide him comfort while he is building his home.

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

Chairman Jackson closed the public hearing at 6:32PM

Commissioner Cato made a motion to approve the Temporary Use Authorization, 6147 Kiokee Drive, Tax Map 041A Parcel 026, 2.70 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Van Meter seconded the motion. The motion carried unanimously.

2. **(H2c2) RZ24-02-01**, Major S-1 (Special) Revision, 3432 Gordon Highway, Tax Map 054 Parcel 099C, 0.99 +/- acres and currently zoned S-1 (Special).

Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:36PM

Applicant, Jeremy Mills, 658 Gibbs Rd South, stated that he is the pastor of New Promise Church. This church has been open for about 7 years and they are growing fast, especially with kids. They have outgrown the common area inside of the building. The additional building they would be adding to the property would primarily be used on Wednesday evenings and Sundays for the kids.

Reinaldo Ortiz, 4137 Johnson Branch Rd Hephzibah GA, stated that his family attends this church, and the additional building will be helpful with causing less distractions due to the current overcrowding issue.

Chairman Jackson closed the public hearing at 6:42PM

Commissioner Cato made a motion to recommend approval with condition of RZ24-02-01, Major S-1 (Special) Revision, 3432 Gordon Highway, Tax Map 054 Parcel 099C, 0.99 +/- acres and currently zoned S-1 (Special). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

Condition:

Planning:

Installation of the gravel primary parking area shall take place within 1 year of the date of approval by the Board of Commissioners. A site plan must be submitted and approved prior to any work beginning on the site.

3. **(H2c3) RZ24-02-02**, Rezoning from R-2 (Single-Family Residential) to S-1 (Special), 4687 Columbia

Road, Tax Map 073 Parcel 066, 163.1 +/- acres and currently zoned R-2 (Single-Family Residential).

Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:48PM

Applicant, Jeff Wilson, 726 Greenfield Abbey Ct, stated that he represents the girl scout camp. This girl scout camp has been at this location for 84 years. The need for an additional building would be used as an office building for their 6 employees.

The following members of the public spoke:

Sean Carraway, 4804 Orchard Hill Drive
Joseph Pagnotta, 4845 Orchard Hill Drive
Jack Burnside, 4806 Orchard Hill Drive
Fred McIntyre, 725 Houston Lake Drive

Members of the public spoke in regards to a few concerns they had with the potential rezoning of this property. They wanted to know if there would be a separate entrance off Columbia Road and if a right turn lane would be possible due to the amount of traffic already on Columbia Road. Also wanted clarification if other businesses would be allowed here if the S-1 zoning is approved.

Jeff Wilson stated that there will be another entrance off Columbia Road and that GDOT would have to give permission to add a right turn lane into this property due to Columbia Road being a GDOT highway. There will not be other business allowed at this property if the rezoning is approved. The S-1 zoning limits the uses of what is allowed per the application. They want to maintain as much of the natural landscape as possible to not cause any visual impact from the road.

Chairman Jackson closed the public hearing at 7:01PM

Vice-Chairman Moody made a motion to recommend approval of RZ24-02-02, Rezoning from R-2 (Single-Family Residential) to S-1 (Special), 4687 Columbia Road, Tax Map 073 Parcel 066, 163.1 +/- acres and currently zoned R-2 (Single-Family Residential). 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 7:01 p.m. Commissioner Holloway seconded the motion. Motion carried unanimously.

Signature on File
Marty Jackson, Chairman

Signature on File
Scott Sterling, Planning Services Director