



Columbia County Planning Commission
March 21st, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Jackson
Vice-Chairman Mark Moody
Commissioner James Van Meter
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
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 4 Commissioners present (80% Quorum).
Commissioner Holloway was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) March 7th, 2024

Commissioner Van Meter made a motion to approve March 7th, 2024 meeting minutes. Commissioner Cato seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Vice-Chairman Moody made a motion to approve the March 21st, 2024 Agenda. Commissioner Cato seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. **(H1a) RZ24-03-02**, Rezoning from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial) with a Conditional Use for a Convenience Store with Fuel Pumps, 1535 Appling Harlem Road, Tax Map 029 Parcel 029, 2.0 +/- acres, and currently zoned R-A (Residential Agricultural). **Postponed from 03.07.2024.**

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:05PM

Applicant, Deep Patel, 4408 Evans to Locks Road, stated he was here to answer any questions and they also wish to move forward with the application instead of postponing it to the May 2nd, 2024 Planning Commission Meeting.

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

Chairman Jackson closed the public hearing at 6:08PM

Commissioner Cato made a motion to recommend disapproval of RZ24-03-02, Rezoning from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial) with a Conditional Use for a Convenience Store with Fuel Pumps, 1535 Appling Harlem Road, Tax Map 029 Parcel 029, 2.0 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Moody seconded the motion. The motion carried 3-1. Commissioner Van Meter Opposed.

- b. **(H1b) VA24-03-03**, Variance to Section 90-147(g)(10)(b)(2)(i) Use provisions, 1535 Appling Harlem Road, Tax Map 029 Parcel 029, 2.0 +/- acres and currently zoned R-A (Residential Agricultural). **Postponed from 03.07.2024.**

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:10PM

Applicant was presented but provided no comments or concerns.

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

Chairman Jackson closed the public hearing at 6:10PM

Commissioner Cato made a motion to recommend disapproval of VA24-03-03, Variance to Section 90-147(g)(10)(b)(2)(i) Use provisions, 1535 Appling Harlem Road, Tax Map 029 Parcel 029, 2.0 +/- acres and currently zoned R-A (Residential Agricultural). Vice-Chairman Moody seconded the motion. The motion carried 3-1. Commissioner Van Meter Opposed.

2. New Business

a. Public Hearing

1. **(H2a1) RZ24-03-03**, Rezoning from C-3 (Heavy Commercial) to S-1 (Special), 245 Rose Street, 3262 Rose Court, & 3866 Rose Lane, Tax Map 078D Parcels 123B, 021B & 122, a combined 5.4 +/- acres and currently zoned C-3 (Heavy Commercial).

Staff Member Dylan Douglas presented the staff recommendation.

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.

Chairman Jackson closed the public hearing at 6:14PM

Commissioner Van Meter made a motion to recommend approval with condition of RZ24-03-03,

Rezoning from C-3 (Heavy Commercial) to S-1 (Special), 245 Rose Street, 3262 Rose Court, & 3866 Rose Lane, Tax Map 078D Parcels 123B, 021B & 122, a combined 5.4 +/- acres and currently zoned C-3 (Heavy Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

Condition:

Planning:

A combination plat shall be filed and recorded within sixty days of approval by the Board of Commissioners and a copy provided to the Planning Department.

2. **(H2a2) RZ24-03-04**, Major PUD (Planned Unit Development) Revision, 2024 Highgrass Court, Tax Map 067 Parcel 1120, 0.27 +/- acres and currently zoned PUD (Planned Unit Development).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:18PM

Applicant, Shavonna Reichenbach, 2024 Highgrass Court, stated that she was here to answer any questions. She also stated the stormwater utility was not installed as previously planned and hasn't caused any issues.

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

Chairman Jackson closed the public hearing at 6:19PM

Vice-Chairman Moody made a motion to recommend approval with conditions of RZ24-03-04, Major PUD (Planned Unit Development) Revision, 2024 Highgrass Court, Tax Map 067 Parcel 1120, 0.27 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

The existing shed is allowed to remain in its current location within the 10' setback. All future structures must comply with setback requirements.

Stormwater:

An Easement Encroachment Agreement will be required.

3. **(H2a3) VA24-03-04**, Variation to Section 90-99 Corridor Protection Overlay, 3720 Washington Road, Tax Map 082G Parcel 021, 0.99 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:22PM

Applicant, Chris Booker, 670 Broad St, stated that this carwash/oil change facility will be open to the public and customers of the dealership. The site is very narrow which makes placing the doors on the sides nearly impossible. They will be matching the storefront glass and metal panels similar to other dealerships in the area.

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

Chairman Jackson closed the public hearing at 6:23PM

Commissioner Van Meter made a motion to approve with condition of VA24-03-04, Variation to

Section 90-99 Corridor Protection Overlay, 3720 Washington Road, Tax Map 082G Parcel 021, 0.99 +/- acres and currently zoned C-2 (General Commercial). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

Condition:

Planning:

The final elevations shall be substantially similar to the submitted design for the variation application.

4. **(H2a4) VA24-03-05**, Variance to Section 90–135 Signs, 925 Husk Box Way, Tax Map 062 Parcel 086N, 1.19 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:27PM

Applicant, Daniel Ben-Yisrael, 17 W. McDonough St, Savannah, GA, stated that the Geotech issues have been solved and construction is moving along. The canopy is 119ft long and that 12 square feet is very small. Also, stated that this request does not harm the area or the adjacent properties.

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

Chairman Jackson closed the public hearing at 6:29PM

Commissioner Cato made a motion to recommend disapproval of VA24-03-05, Variance to Section 90–135 Signs, 925 Husk Box Way, Tax Map 062 Parcel 086N, 1.19 +/- acres and currently zoned C-2 (General Commercial). 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 Vice-Chairman Moody made the motion to adjourn the meeting at 6:30 p.m. Commissioner Van Meter seconded the motion. Motion carried unanimously.

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Signature on File

Marty Jackson, Chairman

Signature on File

Scott Sterling, Planning Services Director