



Columbia County Planning Commission
April 4th, 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
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) March 21st, 2024

Commissioner Van Meter made a motion to approve the March 21st, 2024 meeting minutes. Vice-Chairman Moody seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

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

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Architectural Review

1. **(H1a1) West Lake Commons**, Condition of Rezoning - Architectural Review, 1000 West Lake Commons Drive, Tax Map 082 Parcel 526, 5.68 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Nayna Mistry presented the staff recommendation.

Commissioner Van Meter made a motion to **approve** the architectural review for West Lake Commons, Condition of Rezoning – Architectural Review, 1000 West Lake Commons Drive, Tax Map 082 Parcel 526, 5.68 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. **(H1a2) Jordan Family Dentistry**, Condition of Rezoning – Architectural Review, 440 Westhaven Court, Tax Map 050 Parcel 006K, 3.7 +/- acres and currently zoned P-1 (Professional).

Staff Member Nayna Mistry presented the staff recommendation.

Commissioner Cato made a motion to **approve** the architectural review for Jordan Family Dentistry, Condition of Rezoning - Architectural Review, 440 Westhaven Court, Tax Map 050 Parcel 006K, 3.7 +/- acres and currently zoned P-1 (Professional). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

b. Preliminary Plat

1. **(H1b1) Greenpoint North Section 1**, 128 lots, Off Appling Harlem Road, Tax Map 029 Parcels 036, 037B, & 038, 26.5 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to **approve** the preliminary plat for Greenpoint North Section 1, 128 lots, Off Appling Harlem Road, Tax Map 029 Parcels 036, 037B, & 038, 26.5 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Van Meter seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) Temporary Use Authorization**, 37 Champions Parkway, Tax Map 065 Parcel 1320, 362.83 +/- acres and currently zoned PUD (Planned Unit Development).

(H1c1) – (H1c5) All were voted on collectively. Please refer to (H1c5) for comments.

Commissioner Cato made a motion to **approve** the Temporary Use Authorization, 37 Champions Parkway, Tax Map 065 Parcel 1320, 362.83 +/- acres and currently zoned PUD (Planned Unit Development). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. **(H1c2) Temporary Use Authorization**, 0 Champions Parkway, Tax Map 065 Parcel 888A, 5.20 +/- acres, and currently zoned PUD (Planned Unit Development).

Commissioner Cato made a motion to **approve** the Temporary Use Authorization, 0 Champions Parkway, Tax Map 065 Parcel 888A, 5.20 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Holloway seconded the motion. The motion carried unanimously.

3. **(H1c3) Temporary Use Authorization**, 70 Champions Parkway, Tax Map 065 Parcel 1261, 8.23 +/- acres, and currently zoned PUD (Planned Unit Development).

Commissioner Cato made a motion to **approve** the Temporary Use Authorization, 70 Champions Parkway, Tax Map 065 Parcel 1261, 8.23 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Holloway seconded the motion. The motion carried unanimously.

4. **(H1c4) Temporary Use Authorization**, 4945 Hardy McManus Road, Tax Map 065, Parcel 009C,

49.90 +/- acres, and currently zoned S-1 (Special).

Commissioner Cato made a motion to **approve** the Temporary Use Authorization, 4945 Hardy McManus Road, Tax Map 065, Parcel 009C, 49.90 +/- acres, and currently zoned S-1 (Special). Commissioner Holloway seconded the motion. The motion carried unanimously.

5. **(H1c5) Temporary Use Authorization**, 0 Riverwood Parkway, Tax Map 065 Parcel 386B, 28.30 +/- acres, and currently unzoned.

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:11PM

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 6:11PM

Commissioner Cato made a motion to **approve** the Temporary Use Authorization, 0 Riverwood Parkway, Tax Map 065 Parcel 386B, 28.30 +/- acres, and currently unzoned. Commissioner Holloway seconded the motion. The motion carried unanimously.

6. **(H1c6) RZ24-04-01**, Rezoning from R-2 (Single Family Residential) to C-C (Community Commercial) & C-2 (General Commercial), 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:16PM

Applicants, Brannon Graybill, 3603 Burning Tree Court and Chrisitan Wahl, 404 Avrett Way, stated they are both lifelong residents of Columbia County. The first Moby's car wash they opened was in North Augusta, SC. They intend to be the Chick-fil-A of carwashes and provide the best customer service to the area. They have spoken to the neighbors and heard their concerns. The neighbors do not want a road connection or a gas station. The applicants are willing to accommodate the neighbors by limiting the uses to this site and leaving it up to county if the road will be connected. They are willing to make a 30-foot buffer and a privacy fence at 8 feet tall instead of 6 feet.

Owners Representative, Jonathan Crawford, 884 Willow Lake, stated that this property has been on the market since 2017. He stated that the owners are aware that dense residential properties are not going in this location. He also stated that he has heard the neighbors' concerns with the possibility of a road connection.

The following members of the public spoke:

Lynda Blackstock, 630 Meriden Court

Dan Blackstock, 630 Meriden Court

Barbara Britton, 125 Hickory Drive

Paul Gentry, 671 Clinton Way

James Redmond, 260 Meadowlake Drive

The following members of the public expressed their concerns about this rezoning. They are okay with a car wash going at this location. They would rather have a car wash than a 24-hour gas station. They are also in favor of the 30-foot buffer and privacy fence that the applicants plan to install. However, they are opposed to the possibility of a road connection into their neighborhood. The

increased traffic it could bring and the chance of someone getting hurt due to that raises concerns for them.

Chairman Jackson closed the public hearing at 6:41PM

Vice-Chairman Moody made a motion to **recommend disapproval** of RZ24-04-01, Rezoning from R-2 (Single Family Residential) to C-C (Community Commercial) & C-2 (General Commercial), 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Van Meter seconded the motion. The motion carried 4-1. Commissioner Cato Opposed.

7. **(H1c7) RZ24-04-02**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 1892 Appling Harlem Road, Tax Map 028 portion of Parcel 015E, 3.59 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:46PM

Applicants, Stan & Cody Turner, 5585 White Oak Road, stated that the dogs that will be trained are high end dogs. The building will be soundproof. They have spoken with the neighbors nearby and have received positive feedback.

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

Chairman Jackson closed the public hearing at 6:51PM

Commissioner Cato made a motion to **recommend approval with conditions** of RZ24-04-02, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 1892 Appling Harlem Road, Tax Map 028 portion of Parcel 015E, 3.59 +/- acres and currently zoned R-A (Residential Agricultural). Chairman Jackson seconded the motion. The motion carried unanimously.

Conditions:

Health Department:

A connection to county sewer is required.

Planning:

A plat for the area rezoned with this request shall be filed and recorded prior to issuance of any building permits or site plan approval on the site and a copy provided to the Planning Department.

8. **(H1c8) VA24-04-01**, Variance to Section 90-53 *List of lot & structure requirements*, 8026 Lakeside Drive, Tax Map 001B Parcel 053, 0.4 +/- acres, and currently zoned R-4 (Recreational Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:53PM

Applicants, John & Lila Hood, 8026 Lakeside Drive, stated that it rained for a week and caused the placement of the stakes for the location of the house to move. He hasn't heard of any concerns from his neighbors regarding this variance that they are requesting.

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

Chairman Jackson closed the public hearing at 6:55PM

Commissioner Cato made a motion to **recommend approval** of VA24-04-01, Variance to Section 90-53 *List of lot & structure requirements*, 8026 Lakeside Drive, Tax Map 001B Parcel 053, 0.4 +/- acres, and currently zoned R-4 (Recreational Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

9. **(H1c9) VA24-04-02**, Variance to Section 34-1 *Major site grading* and 90-139 *Buffers and Screening*, located off William Few Parkway, Tax Map 060 Parcel 1836, 61.48 +/- acres and currently zoned R-2 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:00PM

Applicant, Jonathan Crawford, 884 Willow Lake, stated that he understands the 50ft buffer requirement due to prior mass grading. The homeowners would likely want variances in the future and by approving this current request it would save future headaches.

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

Chairman Jackson closed the public hearing at 7:02PM

Commissioner Cato made a motion to **recommend approval** of VA24-04-02, Variances to Sections 34-1 *Major site grading* and 90-139 *Buffers and Screening*, located off William Few Parkway, Tax Map 060 Parcel 1836, 61.48 +/- acres and currently zoned R-2 (Single Family Residential). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

10. **(H1c10) VA24-04-03**, Variance to Section 90-53 *List of lot and Structure Requirements*, 3123, 3125, 3127, 3129, & 3131 Carillon Way, Tax Map 071 Parcels 099, 100, 101, 102, & 103, 2.35 +/- combined acres, and currently zoned R-2 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:04PM

Applicant, Robert Titus, 886 Windmill Lane, stated that the topography on these lots is why they are requesting the variance. The upward slope in the back of the lots doesn't give them enough space for a backyard.

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

Chairman Jackson closed the public hearing at 7:05PM

Commissioner Van Meter made a motion to **recommend approval** of VA24-04-03, Variance to Section 90-53 *List of lot and Structure Requirements*, 3123, 3125, 3127, 3129, & 3131 Carillon Way, Tax Map 071 Parcels 099, 100, 101, 102, & 103, 2.35 +/- combined acres, and currently zoned R-2 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

11. **(H1c11) VA24-04-04**, Variance to Section 90-53 *List of lot and Structure Requirements*, 709 & 711 Campana Drive, Tax Map 071 Parcels 081 & 082, 0.57 +/- combined acres, and currently zoned R-2 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:08PM

Applicant, Robert Titus, 886 Windmill Lane, stated that they want to be able to build nice houses with backyards and the approval of this variance would help make that happen.

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

Chairman Jackson closed the public hearing at 7:08PM

Commissioner Van Meter made a motion to **recommend approval** of VA24-04-04, Variance to Section 90-53 *List of lot and Structure Requirements*, 709 & 711 Campana Drive, Tax Map 071 Parcels 081 & 082, 0.57 +/- combined acres, and currently zoned R-2 (Single Family Residential). Vice-Chairman Moody 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 Van Meter made the motion to adjourn the meeting at 7:09 p.m. Vice-Chairman Moody seconded the motion. Motion carried unanimously.

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Signature on File
Marty Jackson, Chairman

Signature on File
Scott Sterling, Planning Services Director