



Columbia County Planning Commission
April 18th, 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 Emory Holloway
Commissioner Ryan Cato

Scott Sterling, Division Director
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
Lindsay Stahler, Executive Assistant
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) April 4th, 2024

Commissioner Van Meter made a motion to approve the April 4th, 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 18th, 2024 Agenda. Chairman Jackson seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Final Plat

- (H1a1) Bill Dorn Estates**, 5 lots, 7175 Bill Dorn Road, Tax Map 009 Parcel 003A, 35.53 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the final plat for Bill Dorn Estates, 5 lots, 7175 Bill Dorn Road, Tax Map 009 Parcel 003A, 35.53 +/- acres and currently zoned R-A (Residential Agricultural).

Commissioner Van Meter seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H1b1) RZ24-04-03**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 5102 Hereford Farm Road, Tax Map 060 Parcel 046, 11.0 +/- acres and currently zoned R-1 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:06PM

Representative Bill Corder, 4210 Columbia Road, stated that this will be a low impact use and a limited area will be developed.

Lee Gore, 5307 Brandywine Court, stated that he lives across the street and the concern he had has been addressed.

Chairman Jackson closed the public hearing at 6:09PM

Vice-Chairman Moody made a motion to recommend approval with condition of RZ24-04-03, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 5102 Hereford Farm Road, Tax Map 060 Parcel 046, 11.0 +/- acres and currently zoned R-1 (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

Condition:

Environmental Compliance:

Plant nurseries are required to have backflow protection on the water service. Backflow protection must be installed prior to issuance of a business license.

2. **(H1b2) RZ24-04-04**, Conditional Use for Light Industrial Uses, 3475 River Watch Parkway, Tax Map 082D Parcel 031A, 3.51 +/- acres and currently zoned C-3 (Heavy Commercial).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:12PM

Applicant, Brandon Thompson, 3475 River Watch Parkway, stated that he has been in the building for a year in a half. It's a small business with water-based paints used to paint the cabinets he makes.

Marci Soran, 3475 River Watch Parkway, stated that she supports the business that Mr. Thompson is running and that he is doing a great job.

Chairman Jackson closed the public hearing at 6:14PM

Commissioner Van Meter made a motion to recommend approval of RZ24-04-04, Conditional Use for Light Industrial Uses, 3475 River Watch Parkway, Tax Map 082D Parcel 031A, 3.51 +/- acres and currently zoned C-3 (Heavy Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

3. **(H1b3) RZ24-04-05**, Change of Conditions, 428 Lewiston Road, Tax Map 068 Parcel 054C, 1.06 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:17PM

Applicant, Tracy Helms, 8000 Tower Point Dr, stated that they want a sign like the neighboring business and he is here to answer any questions.

Member 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 with conditions of RZ24-04-05, Change of Conditions, 428 Lewiston Road, Tax Map 068 Parcel 054C, 1.06 +/- acres and currently zoned C-2 (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Except planning condition #4, all conditions from RZ17-09-05 and VA17-09-01 shall still apply.

2. Planning Condition #4 is revised as follows: Signage shall be in keeping with the immediate signage in the area. Individual freestanding signs shall be limited to an overall height of 8 feet and length of 14 feet, shall be monument based and constructed of materials matching the proposed buildings, and shall be limited to a maximum sign face of 40 square feet.

Water Utility:

The sign should be at least 10 feet off the water line.

4. **(H1b4) RZ24-04-06**, Conditional Use for Retail Package Sales, 4070 Jimmie Dyess Parkway and 4394 Ridge Pointe Drive, Tax Map 074F Parcels 056 & 057, a combined 0.63 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:23PM

Representative, Bill Corder, 4210 Columbia Rd, stated that the conditions that the staff is recommending are reasonable. The plan is not finalized and the pond they intend to put on this property could be smaller. They also plan to have some more landscaping on the property as well.

The following members of the public spoke:

Ann Taylor, 4373 Ridge Point Drive

Chris Mobley, 4383 Ridge Point Drive

The following members of the public expressed their concerns about this application. They do not want a liquor store in the front of their neighborhood and are afraid it could cause more traffic to the area.

Chairman Jackson closed the public hearing at 6:32PM

Vice-Chairman made a motion to recommend approval with conditions of RZ24-04-06, Conditional Use for Retail Package Sales, 4070 Jimmie Dyess Parkway and 4394 Ridge Pointe Drive, Tax Map 074F Parcels 056 & 057, a combined 0.63 +/- acres and currently zoned C-2 (General Commercial). Commissioner Van Meter seconded the motion. The motion carried 3-2. Commissioner Cato & Commissioner Holloway opposed.

Conditions:

Planning:

1. A photometric plan showing footcandle readings of 1.0 or less at the property line shall be provided prior to approval of the site plan.
 2. All lighting on the site shall be shielded and directed away from residential properties.
 3. A 6' opaque privacy fence shall be installed along the shared lot line with 4392 Ridge Pointe Drive. Landscaping shall be installed along the same lot line if it is determined to be feasible during site plan review.
 4. Trash pickup on the site may only occur between the hours of 8AM and 8PM.
5. **(H1b5) VA24-04-05**, Variation to Section 90-100 *Node Protection Overlay District*, 102 S Belair Road, Tax Map 073C Parcel 017, 1.81 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:36PM

Applicant, Ryan Wilby, 1530 Crescent Court, stated that there is a decent size buffer with existing trees and plan to use earth tones to match the existing building.

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

Chairman Jackson closed the public hearing at 6:38PM

Commissioner Holloway made a motion to approve with condition of VA24-04-05, Variation to Section 90-100 *Node Protection Overlay District*, 102 S Belair Road, Tax Map 073C Parcel 017, 1.81 +/- acres and currently zoned C-2 (General Commercial). Commissioner Van Meter seconded the motion. The motion carried unanimously.

Condition:

Planning:

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

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Cato made the motion to adjourn the meeting at 6:38 p.m. Commissioner Holloway seconded the motion. Motion carried unanimously.

Signature on File

Marty Jackson, Chairman

Signature on File

Scott Sterling, Planning Services Director