



Columbia County Planning Commission
May 2nd, 2024 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Jackson
Vice-Chairman Mark Moody
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 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

Vice-Chairman Moody led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Jackson declared a quorum with 4 Commissioners present (80% Quorum).
Commissioner Van Meter was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) April 18th, 2024

Commissioner Holloway made a motion to approve the April 18th, 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 May 2nd, 2024 Agenda. Vice-Chairman Moody seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Public Hearing

1. **(H1a1) RZ24-05-01**, Conditional Use for Massage, 629 Furys Ferry Road, Tax Map 081A Parcel 030, 0.93 +/- acres, and currently zoned P-1 (Professional).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:04PM

Applicant was present 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 6:04PM

Vice-Chairman Moody made a motion to recommend approval of RZ24-05-01, Conditional Use for Massage, 629 Furys Ferry Road, Tax Map 081A Parcel 030, 0.93 +/- acres, and currently zoned P-1 (Professional). Commissioner Cato seconded the motion. The motion carried unanimously.

2. **(H1a2) RZ24-05-02**, Conditional Use for minor vehicle repair for a window tinting business, 3001 McCrary Court, Tax Map 172 Parcel 231G, 1.95 +/- acres and currently zoned M-1 (Light Industrial).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:08PM

Applicant was present 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 6:08PM

Commissioner Cato made a motion to recommend approval of RZ24-05-02, Conditional Use for minor vehicle repair for a window tinting business, 3001 McCrary Court, Tax Map 172 Parcel 231G, 1.95 +/- acres and currently zoned M-1 (Light Industrial). Commissioner Holloway seconded the motion. The motion carried unanimously.

3. **(H1a3) RZ24-05-03**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 7131 Bill Dorn Road, Tax Map 009 portion of Parcel 010, 4 +/- acres of an overall 25.49 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:14PM

Owner, Stephanie Hebbard, 4050 Danielle Drive & Applicant, James Martin, 7123 Bill Dorn Road, Mr. Martin stated that he is very passionate about archery. He is certified through 4-H and other national organizations. He is a national judge and supervises the layout and construction for competitions. There have been zero reports of accidents or safety incidents on this property. He hosts tournaments once a month as well as archery events. The On Point archery team has national records and awards as well as some members have received college scholarships through this program. He waived all the team fees so is not conducting business until the property is zoned correctly.

Fred Carpenter, 7107 Bill Dorn Road, stated that he has lived here for 44 years. He agrees that kids need to be involved in wholesome activities. He used to be involved with 4-H events with his horses. He is not opposed to the archery range being next door, but the conditions need to be tightly regulated. He is concerned for the safety of his family and livestock. He fears that accidents may happen and there may be misfired arrows especially from the children. The targets are only 40 feet from his house and an arrow has embedded in the side of his runway. He agrees that the condition for the 8-foot fence is a good idea, but that it should be extended to between the power poles. He is also concerned about the sanitation problem due to there being no facilities on this site as well as food service with no water, sewer, or electricity on this site.

Chairman Jackson closed the public hearing at 6:35PM

Commissioner Cato made a motion to recommend approval with conditions of RZ24-05-03, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 7131 Bill Dorn Road, Tax Map 009 portion of Parcel 010, 4 +/- acres of an overall 25.49 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Targets shall not be placed within 50 feet of property lines.
 2. Targets shall not be oriented towards adjacent properties, whether developed or undeveloped, unless the targets are at least 75 feet from the property line. In all other cases, shooting lanes must parallel the property lines or be oriented towards the interior of the site.
 3. A solid fence with a minimum height of 8 feet shall be installed along the eastern property line parallel to the proposed target range location. The fence must be continuous for the entirety of the range from the shooting line to a point 75 yards from the shooting line. No targets shall be located on this range in areas not parallel to the fence. The remainder of the east property line shall have a natural buffer as proposed by the applicant.
 4. The privacy fence in condition 3 and the proposed natural buffer must be installed prior to the range being reopened.
 5. The ranges shall be utilized only during daylight hours. No artificial lighting on the site is permitted.
4. **(H1a4) RZ24-05-04**, Rezoning R-1 (Single Family Residential) to R-2 (Single Family Residential), 414 Calloway Road Extension, Tax Map 060 Parcel 013B, 62.72 +/- acres, and currently zoned R-1 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Jackson opened the public hearing at 6:38PM

Applicant, Jared Poe with D. R Horton, 4234 Wheeler Road, stated that there is a housing shortage and a low number of homes for resale in the area. He is aware of the concerns this neighborhood could bring to Calloway Road Extension. The stormwater concerns will be addressed during the design of this neighborhood, and they will upgrade Calloway Road Extension as necessary.

The following members of the public spoke:

Trey Jackson, 413 Calloway Road Extension
Ryan Backus, 431 Calloway Road Extension
Jody Camak, 421 Calloway Road Extension

The members of the public expressed their concerns regarding this application. They are worried that this new neighborhood could bring more traffic to the area, and it is already unsafe to turn onto Hereford Farm Road. There is already an issue with the stormwater runoff, afraid more homes would increase this issue.

Chairman Jackson closed the public hearing at 6:55PM

Commissioner Holloway made a motion to recommend approval with condition of RZ24-05-04, Rezoning R-1 (Single Family Residential) to R-2 (Single Family Residential), 414 Calloway Road Extension, Tax Map 060 Parcel 013B, 62.72 +/- acres, and currently zoned R-1 (Single Family Residential). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

Condition:

Traffic Engineering:

1. Pavement System Design Supplement A requires existing pavement sections on Calloway RD

Ext. to be analyzed for structural sufficiency when a subdivision is extended with an increase in traffic loadings beyond its original pavement design. Calloway Rd Ext. must be widened to 24-foot pavement width, 50' beyond the proposed subdivision entrance road. See Pavement System Design Supplement A, Page 5B. Please contact Engineering Services at 706-447-7602 to discuss the scope of the study.

5. **(H1a5) RZ24-05-05**, Major S-1 (Special) Revision, 2221 Indigo Hall Drive, 2200 Indigo Hall Drive, & 2000 Indigo Hall Drive, Tax Map 082B Parcels 158C, 158I, & 158E, 3.2 +/- acres, 10.5 +/- acres and 3.0 +/- acres, and currently zoned S-1 (Special).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:00PM

Applicant, Jeramy Ragsdale, 3280 Peachtree Road Suite 750, Atlanta, GA, stated that he is excited for the expansion of Thrive and he is here to answer any questions.

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

Chairman Jackson closed the public hearing at 7:07PM

Commissioner Cato made a motion to recommend approval with condition of RZ24-05-05, Major S-1 (Special) Revision, 2221 Indigo Hall Drive, 2200 Indigo Hall Drive, & 2000 Indigo Hall Drive, Tax Map 082B Parcels 158C, 158I, & 158E, 3.2 +/- acres, 10.5 +/- acres and 3.0 +/- acres, and currently zoned S-1 (Special). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

Condition:

Stormwater:

Downstream analysis of stormwater runoff will be required to determine no adverse impact to properties downstream.

6. **(H1a6) RZ24-05-06**, Conditional Use for retail package sale of distilled spirits for off-premise consumption and a rezoning from C-C (Community Commercial) to C-2 (General Commercial), 102 South Belair Road, Tax Map 068 Parcel 002A, 0.99 +/- acres and currently zoned C-2 (General Commercial) and a 1.96 +/- acre portion of 4730 Columbia Road, Tax Map 068 portion of Parcel 002, and currently zoned C-C (Community Commercial).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:06PM

Representative, Bill Corder, 4210 Columbia Road, stated that the liquor store would only be built on the C-2 portion of the property and that the site plan can be modified.

The following members of the public spoke:

Brian Boyd, 4751 Brookwood Drive

Ingrid Jenkins, 4717 Brookwood Drive

Mary Bennett, 4696 Brookwood Lane

The members of the public expressed their concerns with the possibility of a liquor store being built close to their neighborhood. There are 3 liquor stores within a 2 mile radius and 20 within a 10 mile radius. They don't see the need for another liquor store, especially at this location. They are also concerned that it could potentially cause more traffic to the area, affect their property values, and make it unsafe for the neighborhood.

Chairman Jackson closed the public hearing at 7:16PM

Vice-Chairman Moody made a motion to recommend disapproval of RZ24-05-06, Conditional Use for retail package sale of distilled spirits for off-premise consumption, 102 South Belair Road, Tax Map 068 Parcel 002A, 0.99 +/- acres and currently zoned C-2 (General Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

Vice-Chairman Moody made a motion to recommend disapproval of RZ24-05-06 of RZ24-05-06, rezoning from C-C (Community Commercial) to C-2 (General Commercial) for a 1.96 +/- acre portion of 4730 Columbia Road, Tax Map 068 portion of Parcel 002, and currently zoned C-C (Community Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

7. **(H1a7) RZ24-05-07**, Conditional Use for light industrial uses and rezoning from C-2 (General Commercial) and split zoned T-R (Townhouse Residential) & R-2 (Single Family Residential) to C-3 (Heavy Commercial), 840 Sana Drive & 850 Sana Drive, 1.66 +/- acre portion of Tax Map 072 Parcel 073I and a 1.88 +/- acre portion of Tax Map 072 Parcel 073E, a total of 3.54 +/- acres and currently zoned C-2 (General Commercial) & split zoned T-R (Townhouse Residential) & R-2 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:22PM

Representative, Eric Clark, 4082 Pine Ridge Road, stated that he was here to answer any questions.

The following members of the public spoke:

Doug Kuehl, 549 Brandermill Drive
Rebecca Smith, 547 Brandermill Drive
Ellen White-Khazrai, 543 Astor Court

The members of the public expressed their concerns about this application. Their main concern is the detention pond not draining. It has trees growing in it, trash and it brings a lot of mosquitoes to the area. Another concern is that it may adversely impact Country Place neighborhood and could increase cut through traffic.

Chairman Jackson closed the public hearing at 7:31PM

Commissioner Cato made a motion to recommend approval with conditions of RZ24-05-07, Conditional Use for light industrial uses and rezoning from C-2 (General Commercial) and split zoned T-R (Townhouse Residential) & R-2 (Single Family Residential) to C-3 (Heavy Commercial), 840 Sana Drive & 850 Sana Drive, 1.66 +/- acre portion of Tax Map 072 Parcel 073I and a 1.88 +/- acre portion of Tax Map 072 Parcel 073E, a total of 3.54 +/- acres and currently zoned C-2 (General Commercial) & split zoned T-R (Townhouse Residential) & R-2 (Single Family Residential). Vice-Chairman Moody seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Outdoor storage of vehicles and/or materials is not permitted on the site.
2. Dumpster pickup shall be between the hours of 8AM and 11PM.
3. All lighting on the site shall be shielded and directed away from adjacent properties. The method of shielding shall be provided with any building permitting. Prior to approval of a site plan, a photometric plan, showing readings of 0 footcandles at property lines with residential uses, shall be provided.

4. Access road from Washington Road shall be subdivided from the subject properties as a private road only prior to approval of any building permits and/or site plans from Columbia County.
8. **(H1a8) VA24-05-02**, Variation to Section 90-99 *Corridor protection overlay district*, 840 Sana Drive & 850 Sana Drive, 1.66 +/- acre portion of Tax Map 072 Parcel 073I and a 1.88 +/- acre portion of Tax Map 072 Parcel 073E, a total of 3.54 +/- acres and currently zoned C-2 (General Commercial) & a split zoned T-R (Townhouse Residential) & R-2 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:35PM

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 7:35PM

Commissioner Cato made a motion to approve with conditions VA24-05-02, Variation to Section 90-99 *Corridor protection overlay district*, 840 Sana Drive & 850 Sana Drive, 1.66 +/- acre portion of Tax Map 072 Parcel 073I and a 1.88 +/- acre portion of Tax Map 072 Parcel 073E, a total of 3.54 +/- acres and currently zoned C-2 (General Commercial) & split zoned T-R (Townhouse Residential) & R-2 (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. If RZ24-05-07 is disapproved, this request shall not apply to the subject properties.
 2. Documentation that the rollup doors proposed for the site will operate in a quiet manner shall be provided prior to approval of a building permit on the site.
 3. Elevations provided shall be substantially complied with at building permitting.
9. **(H1a9) VA24-05-01**, Variance to Section 90-139 *Buffers & screening*, 3495 River Watch Parkway, Tax Map 082D Parcel 030A, 3.6 +/- acres and currently zoned C-2 (General Commercial).
Staff Member Will Butler presented the staff recommendation.

Chairman Jackson opened the public hearing at 7:38PM

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 7:38PM

Vice-Chairman Moody made a motion to recommend approval with conditions of VA24-05-01, Variance to Section 90-139 *Buffers & screening*, 3495 River Watch Parkway, Tax Map 082D Parcel 030A, 3.6 +/- acres and currently zoned C-2 (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The chain link fence shall be supplemented with slats and additional landscaping installed against the residential properties.
2. Structural buffers and landscaping are not required against tax map 082D parcel 029.

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 7:39 p.m. Chairman Jackson seconded the motion. Motion carried unanimously.

Signature on File _____
Marty Jackson, Chairman

Signature on File _____
Scott Sterling, Planning Services Director