

Columbia County Planning Commission Meeting  
October 6, 2016  
Evans Government Center Auditorium  
Evans, Georgia

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

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| Others present at the meeting included: | Andrew Strickland, Planning Division Director |
| Vice-Chairman Skinner                   | Nayna Mistry, Planning Manager                |
| Commissioner Henderson                  | Will Butler, Planner II                       |
| Commissioner Noah                       | Danielle Bolte, Planner I                     |
|   | Linda Lindley – Planning Specialist IV        |
|   | General Public                                |

Commissioner Noah gave the invocation and Commissioner Henderson led the Pledge of Allegiance.

Chairman Cox declared a quorum with 4 present, 80%. Commissioner Galeas absent.

Chairman Cox asked for a motion to approve or amend the September 15, 2016 minutes. Commissioner Noah made the motion to approve the September 15, 2016 meeting minutes. Commissioner Henderson seconded the motion. Motion carried: 4-0.

Chairman Cox asked for a motion to approve or amend the agenda. Vice-Chairman Skinner made the motion to approve the meeting agenda as presented. Commissioner Henderson seconded the motion. Motion carried: 4-0.

**PRESENTATIONS** – None

Chairman Cox gave a brief description of the Planning Commission’s role in the rezoning and variance process for the public’s edification. Chairman Cox stated: “Before we begin, I’d like to take a moment to clarify that the Planning Commission is a recommending body to the Columbia County Board of Commissioners. The decisions made on rezoning & variance requests tonight will be forwarded to the Commissioners for final action on October 18, 2016. If you wish to address the Board of Commissioners at their meeting, please see Ms. Linda to obtain a *Request to Speak* form.”

**DEBATE AGENDA**

**UNFINISHED BUSINESS** – None

**NEW BUSINESS**

**Massage Operator’s License –**

Massage Operator’s License, applied for by Haylie Hale, located at 1202 Town Park Lane

Licensing and Permits Manager, Erin Hall stated:

- The license will be for a massage on premise at 1202 Town Park Lane, at Serenity Day Spa, Evans, Georgia
- Ms. Hale has met all qualifications including massage therapist license
- Staff recommends approval

Massage Operator’s License, applied for by Scott Thornton, for a mobile massage service

- The license will be for a mobile massage service only
- The premise 789 Watermark will be used solely for administrative purposes
- Mr. Thornton has met all qualifications including massage therapist license

- Staff recommends approval

Massage Operator's License, applied for by Vitality Therapeutic Massage, located at 4573 Cox Road

- The license will be for a massage on premise at 4573 Cox Road and mobile massage services
- Amy Goddard has met all qualifications including massage therapist license
- Staff recommends approval

Chairman Cox stated this was a public hearing and asked if anyone was present to speak for or against any of the operator's licenses. Seeing none, Chairman Cox closed the public hearing and requested a motion for all three massage operator licenses.

Planning Commission questions/comments/concerns:

- Commissioner Noah questioned if the County has regulations on the number of mobile massage units we can have

Licensing and Permits Manager, Erin Hall said none.

Commissioner Henderson made the motion to approve the massage operator licenses for Haylie Hale at 1202 Town Park Lane, Scott Thornton at 789 Watermark Drive, and Amy Michelle Goddard at 4573 Cox Road. Commissioner Noah seconded the motion. Motion carried 4-0.

**Conceptual Plan** – None

**Preliminary Plat** – None

**Final Plat** –

Individual Plat – Dean Glover, Tax Map 009 Parcel 020H, 17.78+/- acres, 4 lots, located at 1808 Smith Crawford Road, zoned R-A (Residential Agricultural)

Division Director Andrew Strickland stated the following:

- This request is made by Dean Glover for a variance to Section 74-42 which limits the number of lots that can be subdivided off a parent tract within a 5-year time period
- Parcel is 17.78 acres located at 1808 Smith Crawford Road
- The subject parcel outlined in red on the power point is undeveloped and a large wooded area
- Applicant Mr. Glover would like to subdivide this parcel as indicated on the power point
- Subject parcel outlined in red was part of a subdivision last year which was part of an estate divided up
- Mr. Glover would like to do the exact same thing except for his family
- Given that it meets the intent of the code and preventing the subdivision of larger estate lots to smaller development lots staff recommends approval

Chairman Cox stated this was not a public hearing and will accept a motion as this time.

Vice-Chairman Skinner made the motion to approve the individual plat for Tax Map 009 Parcel 020H. Commissioner Noah seconded the motion. Motion carried 4-0.

**Plan Revisions** –

RZ16-09-01, Major PUD (Planned Unit Development) Revision, Tax Map 082 Parcel 065A, 4.02+/- acres, located at 541 Fury's Ferry Road and (Portion of) Tax Map 082 Parcel 083A, 1.9+/- acres, located to the North of the Intersection of Inverness Way and Fury's Ferry Road

Staff member Will Butler stated the following:

- This is a Major PUD Revision over in West Lake for an assisted living facility at 541 Fury's Ferry Road on 5.92 acres
- Located north of the intersection of Inverness Way and Fury's Ferry Road, currently zoned PUD
- Properties to the north are P-1 and to the east and south are R-2 and PUD
- Currently undeveloped and heavily wooded
- Tax Map 082 Parcel 083A was rezoned in 1981 and part of the original West Lake PUD

- The second parcel, 541 Fury's Ferry Road, was rezoned in 1988 and brought into the West Lake PUD as an additional commercial parcel
- Future Land Use Map indicates it should be residential. However, due to the rezoning's back in the 1980's we honor the intent of those Planned Unit Developments
- They are proposing a 94,000 square foot assisted living facility as noted on the conceptual plan, as well as a memory care unit
- The setbacks are proposed to be 110-feet from the centerline of Fury's Ferry road, side at 3-feet, and rear at 20-feet
- The parking is much less than usual and staff will give them an administrative variation once the site plan is received
- There will be a grade change of 50-feet
- Conceptual elevation plans do meet the CPOD requirements of the structure
- Staff does recommend approval with several conditions as follows:

**Planning:**

1. Sidewalk connection from the proposed building to Fury's Ferry sidewalk system shall be provided.
2. Rear buffer shall be supplemented with a 6' high privacy fence meeting CPOD requirements. Rear buffer shall be adjacent to any residential property. Buffer shall be increased to 30'. Grading is permitted to encroach 5' into this buffer adjacent to the developed portion of the site with the remaining 25' being left undisturbed. Any encroachment shall be replanted with evergreen trees.
3. All retaining walls shall be stepped and landscaped to mitigate their impact on the site and adjacent properties. Every effort shall be made to limit these walls to no more than 8 feet in height.
4. Connectivity via an access road shall be provided to adjacent commercial and professional properties.
5. All exterior lighting shall be shielded and directed downward to mitigate impact on adjacent properties. A photometric plan shall be submitted to Columbia County during site plan review.

**Water & Sewer:**

1. The GDOT utility easement and existing utilities must be shown on the plan submittals.
2. The water main shall be field located where any grading will occur. The water main depth will be shown on the submitted plans.
3. No trees shall be planted within ten feet of the water main and no permanent structure is allowed within twenty feet of the water main.

Chairman Cox stated this was a public hearing and asked if the applicant was here to add anything to what staff has mentioned.

Daniel Jussely, applicant, 1300 South 34<sup>th</sup> Street, Hattiesburg, MS, stated the following:

- CR properties is based out of Hattiesburg, MS
- We have developed several assisted living facilities in Louisiana, Mississippi and hopefully, Georgia
- If you would like to learn more about our company please go to [www.claiborne.com](http://www.claiborne.com)

Planning Commission questions/comments/concerns:

- Commissioner Noah questioned the driveway in back where it stops

Daniel Jussely stated we do have some elevation challenges and will have to make up some grade. So the back corner of the conceptual plan we are proposing a turnaround area for delivery and/or garbage trucks

Planning Commission questions/comments/concerns:

- Commissioner Noah questioned the location of the retention pond

Scott Johnson, Engineer for the project, 371 Main Street, Warrenton, Georgia, stated the area you mentioned regarding the retention pond was noted on the power point.

Chairman Cox asked if there was anyone here to speak for or against this particular rezoning.

Mahi Majanovic, 3713 West Lake Drive, Martinez, Georgia stated the following:

- I'm a resident of West Lake and back up to Greenspace and Reed Creek. I did speak with the developers prior to the meeting and satisfied with what they are doing
- Part of my concern is the stormwater retention
- Tree Ordinance where we do not need another example of deforestation. Our residents would like to look at these trees and not more roof tops. The trees act as sound buffers from the traffic on Fury's Ferry Road
- Increase in width of back buffer was addressed by the developer prior to the meeting
- Garbage containers need to be addressed to not create a rodent problem and request that these containers not be emptied before 7:00 a.m., spoke with developers prior to the meeting
- Lighting in parking lot should be directed away from residences behind the property
- We do support this project and appreciate the vision we all enjoy and that we as a County can be proud of

Chairman Cox asked Mr. Strickland to address the greenscape and type of landscaping that will be provided.

Division Director Andrew Strickland stated the following:

- Since the Savannah River Dermatology was constructed, the County has updated our landscaping and tree requirements
- There will be more credit for saving trees on the site and more trees required in general
- And we did hire and have on hand a landscape architect

Planning Commission questions/comments/concerns:

- Commissioner Henderson questioned the contingency for the trash. Noticed no enclosure for the trash and wanted to know their plans
- With the enclosure, will it impede fire trucks from getting to the back of building

Daniel Jussely stated the following:

- We are still working on the drawing, but he noted in red on the power point the location of the enclosure
- Typically what we do – the enclosure is built with gates and will be an enclosed container with dumpster inside

Scott Johnson, Project Engineer, noted in red on the power point, they would offset to allow fire trucks to enter into the back of building

Chairman Cox asked if there was anyone else to speak for or against this rezoning.

David McManus, live in West Lake at 3741 Sapphire Drive, stated the following:

- You should have a letter from Wright McLeod which I would like to read as follows:  
"On behalf of the West Lake Property Owners Association, Inc., this letter consents to the request by CR Properties, LLC to construct an assisted living facility at 541 Fury's Ferry Road. West Lake has been in contact with the developer over the past months and our consent is conditional on him exceeding all Columbia County buffer requirements, landscaping requirements, lighting requirements, and most importantly, stormwater retention requirements. We have been assured by Scott L. Johnson, Engineer for the Project, that our request will be met. As such, we welcome CR Properties, LLC to the neighborhood. Sincerely, D. Wright McLeod, on behalf of the West Lake Property Owners Association, Inc." This letter represents Board of Directors of the property association.
- We obviously support their project.

Chairman Cox asked if there was anyone else to speak for or against this rezoning. Hearing none, he called for a motion.

Commissioner Noah made the motion to approve RZ16-10-01 with conditions outlined in report. Commissioner Henderson seconded the motion. Motion carried 4-0.

RZ16-10-02, Major Revision to the Existing S-1 (Special District), Tax Map 066 Parcel 008C, 3.661+/- acres, located at 2822 Knob Hill Farm Road

Staff member Will Butler stated the following:

- This is an Major Revision to an existing S-1 located at 2822 Knob Hill Farm Road for Madison Heights, LLC
- Currently zoned S-1, to the north PUD, to the east R-A, to the south R-A, and PUD to the west
- The property was rezoned in 1996 and a revision in 1998, as well as this revision today
- The conceptual site plan has an error on it indicated by an arrow on the power point
- What they are proposing to do is have an administrative building with offices in the back of the property that will be located approximately 16-feet from the property line
- During review, we discovered there was a sewer line there and questions arose as to who owned it. Water utility looked into it and it is privately owned
- The subject parcel is located within the Greenbrier Activity Center of the Vision 2035 Future Land Use Map
- This does fit within the Future Land Use
- Staff does recommend approval of the request

Chairman Cox stated this was a public hearing and asked if the applicant was here.

Scott Goldberg, 3904 Seven Bark Circle, Birmingham, Alabama, stated the following:

- We have reached maximum occupancy and due to that some of those units that need to be occupied by residents are being occupied by staff – the purpose is to create space for them
- We do not wish to compromise the integrity of what we have finished out and have taken what was an eye sore on Washington Road and really invested in it to have the same look and feel

Joe Judson, Belair Road, Maintenance Director stated the following:

- We have spent over \$3 million dollars to renovate this site
- There are no office spaces and using patient rooms to accommodate staff
- Having the building will create a buffer from the back of the building

Chairman Cox asked if there was anyone else to speak for or against. Hearing none, he called for the motion.

Vice-Chairman Skinner made the motion to approve RZ16-10-02. Commissioner Henderson seconded the motion. Motion carried 4-0.

**Items Added (which need immediate action or have not gone before Committee)**

Temporary Use Permit, Tax Map 066 Parcel 008C, 3.661+/- acres, located at 2822 Knob Hill Farm Road

Staff member Will Butler stated the following:

- This is a temporary use permit for the property we just addressed
- The applicant is requesting a 12' x 56' administration/construction office during construction
- Mr. Butler indicated the location of the mobile office on the power point
- Normally mobile structures are connected to water or sewer. However, due to the proximity of available facilities, the trailer will not be connected to water or sewer, but will be connected to electricity
- The permit will expire one year from date of approval
- Staff recommends approval

Chairman Cox stated this was not a public hearing and called for a motion.

Commissioner Noah made the motion to approve the Temporary Use Permit for Tax Map 066 Parcel 008C. Vice-Chairman Skinner seconded the motion. Motion carried 4-0.

## **Staff and Commissioner Comments**

Division Director Andrew Strickland stated the following:

- Euchee Creek Implementation Plan was adopted. More information on this Plan will be forthcoming in the future via heavy marketing through the web, print outs and pamphlets
- South Old Belair was approved. Applicant submitted a conceptual plan which the Planning Commission did not see but was presented to the BOC prior to their meeting and they felt comfortable with approving it

Planning Commission questions/comments/concerns:

- Commissioner Noah questioned Hardy McManus Road rezoning and Chairman Cox commented about contributing to the traffic light.

Division Director Andrew Strickland stated the following:

- That was withdrawn prior to the BOC meeting
- The item had been tabled but unable to work out some issues. Therefore, they will come back later with a conceptual plan

## **Public Comments – None**

Commissioner Henderson made the motion to adjourn the public hearing at 6:31 p.m. Commissioner Noah seconded the motion. Motion carried: 4-0.

Signature on file – Approved October 20, 2016

Minutes approved by Chairman Cox, October 6, 2016

Signature on file – Approved October 20, 2016

Minutes attested by Andrew Strickland, October 6, 2016