



Columbia County Planning Commission
Proposed Agenda for June 6, 2024 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia

Planning Commissioners:

Vice Chairman Mark Moody – Countywide

James Van Meter – District 1

Emory Holloway – District 3

Chairman Marty Jackson – District 2

Ryan Cato – District 4

- A. CALL TO ORDER Chairman Jackson
- B. INVOCATION Chairman Jackson
- C. PLEDGE OF ALLEGIANCE Chairman Jackson
- D. ROLL CALL / QUORUM Chairman Jackson
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Jackson
 - 1. (E1) May 16th, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. New Business
 - a. (H1a) Request to change the Planning Commission Meeting from July 4th, 2024 to July 11th, 2024.
 - b. Final Plat
 - 1. (H1b1) **Hanover Place**, 35 lots, Tax map 078 Parcels 1000, 1015, 1016, 1013, & 1018, 7.15 +/- acres, and currently zoned PRD (Planned Residential Development). Commission District 1. Staff Assignment Danielle Montgomery.
 - 2. (H1b2) **Warriors Walk Townhomes**, 44 lots, off Baker Place Road, Tax map 051 Parcel 1426, 11.2 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Danielle Montgomery.
 - 3. (H1b3) **Copperidge Phase 1**, 58 lots, Off Washington Road, Tax Map 066 Parcel 041, 13.84 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Danielle Montgomery.
 - c. Public Hearing
 - 1. (H1c1) **RZ24-06-01**, Major S-1 (Special) Revision, 4594 Columbia Road, 100 Hillcrest Drive, and 2109 Oak Ridge Road, Tax Map 073 & 073C Parcels 078A, 034B, & 027, 3.6 +/- acres, 7.4 +/- acres and 1.577 +/- acres respectively, and currently zoned S-1 (Special). Commission District 2. Staff Assignment Nayna Mistry.
 - 2. (H1c2) **RZ24-06-02**, Major S-1 (Special) Revision, 3592 Evans to Locks Road, Tax Map 082 Parcel 056, 1.09 +/- acres and currently zoned S-1 (Special). Commission District 1. Staff Assignment Nayna Mistry.

3. (H1c3) **RZ24-06-03**, Major S-1 (Special) Revision, 6379 Washington Road, 6389 Washington Road, and off Washington Road, Tax Map 024 Parcels 067, 065, & 064, a combined 7.4 +/- acres and currently zoned S-1 (Special). Commission District 3. Staff Assignment Will Butler.
4. (H1c4) **RZ24-06-04**, Major S-1 (Special) Revision, 837 Furrys Ferry Road, Tax Map 077 Parcel 064, 7.94 +/- acres and currently zoned S-1 (Special). Commission District 1. Staff Assignment Nayna Mistry.
5. (H1c5) **RZ24-06-05**, Major S-1 (Special) Revision, 312 McCormick Road, Tax Map 077B Parcel 581A, 3.23 +/- acres and currently zoned S-1 (Special). Commission District 1. Staff Assignment Dylan Douglas.
6. (H1c6) **VA24-06-01**, Variance to section 90-53 *List of lot & structure requirements*, 224 Flores Lane, Tax Map 082A Parcel 272, 0.33 +/- acres and currently zoned R-3 (Single Family Residential). Commission District 1. Staff Assignment Nayna Mistry.
7. (H1c7) **VA24-06-02**, Variance to section 74-80 (f) *Design of streets*, Off Cobbham Road, Tax Map 006 Parcel 052, 125 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Danielle Montgomery.
8. (H1c8) **Concept Plan - Rabbit Run Farms**, 20 lots, Off Cobbham Road, Tax Map 006 Parcel 052, 125.03 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Danielle Montgomery. **No Public Hearing.**
9. (H1c9) **VA24-06-03**, Variance to section 90-53 *List of lot & structure requirements*, 4781 Silver Lake Drive, Tax Map 071A Parcel 022B, 2.05 +/- acres and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas.
10. (H1c10) **VA24-06-04**, Variance to section 90-147(g)(10)(b)(2)(v) *Use Provisions*, 4099 Jimmie Dyess Parkway, Tax Map 074A Parcel 024, 1.18 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Dylan Douglas.
11. (H1c11) **VA24-06-05**, Variance to Section 90-147 (i)(3), *Use Provisions*, 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- acres and currently zoned C-C (Community Commercial) and C-2 (General Commercial). Commission District 2. Staff Assignment Nayna Mistry.
12. (H1c12) **VA24-06-06**, Variation to section 90-99 *Corridor Protection Overlay District*, 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- acres and currently zoned C-C (Community Commercial) and C-2 (General Commercial). Commission District 2. Staff Assignment Nayna Mistry.

d. Text Amendments

e. Items Added (which need immediate action)

I. LEGAL MATTERS

County Attorney Driver

J. STAFF AND COMMISSIONER COMMENTS

Chairman Jackson

K. PUBLIC COMMENTS AND PARTICIPATION

Chairman Jackson

The next scheduled Planning Commission meeting is Thursday, June 20th, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.