



**Columbia County Planning Commission
Proposed Agenda for July 18, 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) July 11th, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. New Business
 - a. (H1a) Preliminary Plat
 - 1. (H1a1) **Tillery Park Section III**, 120 lots, Off Baker Place Road, Tax Map 051 Parcel 049C, 37 acres, and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Danielle Montgomery.
 - b. (H1b) Architectural Review
 - 1. (H1b1) **Westhaven Vet**, Condition of Rezoning - Architectural Review, 435 Westhaven Court, Tax Map 050 Parcel 006L, 1.67 +/- acres, and currently zoned P-1 (Professional). Commission District 3. Staff Assignment Nayna Mistry.
 - c. Public Hearing
 - 1. (H1c1) **RZ24-07-03**, Major PUD (Planned Unit Development) Revision, 4113 Hammonds Ferry, Tax Map 077H Parcel 268, 0.48 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Dylan Douglas.
 - 2. (H1c2) **RZ24-07-04**, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for Light Industrial Uses, 3905 Roberts Road, Tax Map 078C Parcel 142, 1.1 +/- acres and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Will Butler.
 - 3. (H1c3) **VA24-07-03**, Variance to Sections 90-98 *List of lot & structure requirements*, 90-139 *Buffers & screening*, and 90-147 (i)(11) *Use provisions*, 3905 Roberts Road, Tax Map 078C Parcel 142, 1.1 +/- acres and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Will Butler.
 - 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, August 1st, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.