



Columbia County Planning Commission
Proposed Agenda for August 1, 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 18th, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. New Business
 - a. Conceptual Plan
 - 1. (H1a1) **Abundance Pointe**, 9 lots, Off Abundance Way, Tax Map 001 Parcels 004, 004A, 004B, & 004D, 23.17 +/- acres, and currently zoned R-4 (Recreational Residential). Commission District 4. Staff Assignment Danielle Montgomery.
 - b. Final Plat
 - 1. (H1b1) **Southwind Village Phase III-B**, 55 lots, Off Hereford Farm Road, Tax Map 060 Parcel 1769, 17.28 +/- acres, and currently zoned R-2/RCO (Single Family Residential with Residential Cluster Overlay). Commission District 2. Staff Assignment Danielle Montgomery.
 - c. Public Hearing
 - 1. (H1c1) **Treehouse Trinkets**, 5881 Huntington Drive, Tax Map 053 Parcel 103B, 3.22 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
 - 2. (H1c2) **RZ24-08-01**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 5821 Rockford Drive, Tax Map 053 Parcel 116, 20.76 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Will Butler.
 - 3. (H1c3) **RZ24-08-02**, Major PUD (Planned Unit Development) Revision, 785 Jones Creek, Tax Map 078 Parcel 057A, 0.81 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Danielle Montgomery.

4. (H1c4) **VA24-08-01**, Variance to Section 74-80 (f) *Design of streets*, 0 Abundance Way, Tax Map 001 Parcel 004D, 17.5 +/- acres, and currently zoned R-4 (Recreational Residential). Commission District 3. Staff Assignment Danielle Montgomery.

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 15th, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.