



Columbia County Planning Commission
Proposed Agenda for August 15, 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) August 1st, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. Unfinished Business
 - a. (H1a) **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.
Postponed from 7.18.2024
 - b. (H1b) **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.
Postponed from 8.01.2024.
 - 2. New Business
 - a. (H2a) Preliminary Plat
 - 1. (H2a1) **Greenpoint Phase III**, 35 lots, Off Applying Harlem Road, Tax Map 030 Parcel 083M, 13.9 acres and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Danielle Montgomery
 - 2. (H2a2) **Marshall Mills**, 11 lots, Off Harlem Grovetown Road, Tax Map 052 Parcel 101, 11 acres and currently zoned R-1A (Single Family Residential). Commission District 4. Staff Assignment Danielle Montgomery.
 - 3. (H2a3) **Cedar Vale**, 40 lots, Off William Few Parkway, Tax Map 060 Parcel 1698, 17.8 acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Danielle Montgomery.
 - b. Public Hearing
 - 1. (H2b1) **AP24-08-01**, Appeal to a denial of a business license for CSRA Motor Sports, 3413 Washington Road, Tax Map 082D Parcel 033, 0.67 +/- acres, and currently

zoned C-2 (General Commercial). Commission District 1. Staff Assignment Danielle Montgomery.

2. (H2b2) **Temporary Use Authorization**, 480 Abundance Way, Tax Map 001 Parcel 004D, 1.75 +/- acres, and currently zoned R-2 (Recreational Residential). Commission District 3. Staff Assignment Danielle Montgomery.
3. (H2b3) **Temporary Use Authorization**, 1697 Watson Bailey Road, Tax Map 011 Parcel 003D, 10.22 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Dylan Douglas.
4. (H2b4) **Temporary Use Authorization**, 4688 Silver Lake Drive, Tax Map 071B Parcel 014, 3.23 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas.
5. (H2b5) **RZ24-08-03**, Conditional Use for Photography Studio, 4812 Technology Drive, Tax Map 077C Parcel 058I, 1.03 +/- acres, and currently zoned M-1 (Light Industrial). Commission District 1. Staff Assignment Dylan Douglas.
6. (H2b6) **RZ24-08-04**, Rezoning from R-2 (Single Family Residential) to S-1 (Special), Off Meadow Lane, Tax Map 072B Parcel 118A, 0.46 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Will Butler.
7. (H2b7) **RZ24-08-05**, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for Light Industrial Uses, 226 Cooper Court, Tax Map 083 Parcel 171, 0.64 +/- acres, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Will Butler.
8. (H2b8) **VA24-08-03**, Variance to Sections 90-98 *List of lot & structure requirements & 90-19 Buffers & screening*, 226 Cooper Court, Tax Map 083 Parcel 171, 0.64 +/- acres, and currently zoned C-2. (General Commercial). Commission District 1. Staff Assignment Will Butler.
9. (H2b9) **RZ24-08-07**, Major PUD (Planned Unit Development) Revision, 849 Audubon Way, Tax Map 081 Parcel 671, 0.34 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Will Butler.
10. (H2b10) **VA24-08-02**, Variance to Sections 90-98 *List of lot and structure requirements* and 90-139 *Buffers and screening*, 129 Old Evans Road, Tax Map 078C Parcel 211A, 0.44 +/- acres, and currently zoned C-1 (Neighborhood Commercial). Commission District 1. Staff Assignment Danielle Montgomery.
11. (H2b11) **RZ24-08-08**, Major PUD (Planned Unit Development) Revision, 5107 Grande Park, Tax Map 081 Parcel 487, 0.28 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Will Butler.

c. Text Amendments

d. 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, September 5th, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.