



Columbia County Planning Commission
Proposed Agenda for September 5, 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 15th, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. (H1) Unfinished Business
 - a. (H1a) **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. **Postponed from 6.6.2024.**
 - 2. New Business
 - a. Public Hearing
 - 1. (H2a1) **Provisional Home Occupation - Dig South**, 2304 William Few Parkway, Tax Map 060 Parcel 001D, 3.14 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Danielle Montgomery.
 - 2. (H2a2) **Provisional Home Occupation - Hanna's Closet**, 3306 Tom Bartles Road, Tax Map 015 Parcel 005C, 5.85 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Danielle Montgomery.
 - 3. (H2a3) **RZ24-09-01**, Major PUD (Planned Unit Development) Revision, 5095 Washington Road, Tax Map 065 Parcel 934A, 2.09 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Danielle Montgomery.
 - 4. (H2a4) **RZ24-09-02**, Rezoning from R-2 (Single Family Residential) & P-1 (Professional) to C-C (Community Commercial) with a Conditional Use for single family detached use, 102 Colonial Road, 303-311 South Belair Road, Tax Map 073A Parcels 154-159, 2.86 +/- combined acres and currently zoned R-2 (Single Family Residential) & P-1 (Professional). Commission District 2. Staff Assignment Will Butler.

5. (H2a5) **VA24-09-04**, Variance to Sections 90-139 *Buffers & Screening* & 90-147(i)(3) *Use Provisions*, 102 Colonial Road, 303-311 South Belair Road, Tax Map 073A Parcels 154-159, 2.86 +/- combined acres and currently zoned R-2 (Single Family Residential) & P-1 (Professional). Commission District 2. Staff Assignment Will Butler.
6. (H2a6) **RZ24-09-03**, Change of Conditions, 601 Ponder Place Drive, Tax Map 073 Parcel 366A, 3.82 +/- acres and currently zoned P-1 (Professional). Commission District 3. Staff Assignment Will Butler.
7. (H2a7) **VA24-09-03**, Variance to Section 90-98 *List of lot & Structure requirements*, 601 Ponder Place Drive, Tax Map 073 Parcel 366A, 3.82 +/- acres and currently zoned P-1 (Professional). Commission District 3. Staff Assignment Will Butler.
8. (H2a8) **RZ24-09-05**, Major PRD (Planned Residential Development) Revision, 2226 Southland Drive, Tax Map 030 Parcel 399, 0.25 +/- acres and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Will Butler.
9. (H2a9) **VA24-09-01**, Variance to Section 90-139 *Buffers & Screening*, 4400 River Watch Parkway, Tax Map 078 Parcel 125, 1.9 +/- acres and currently zoned C-3 (Heavy Commercial). Commission District 1. Staff Assignment Dylan Douglas.

b. Text Amendments

c. Items Added (which need immediate action)

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| 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 19th, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.