



**Columbia County Planning Commission
Proposed Agenda for October 17, 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) September 19th, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. Unfinished Business
 - a. (H1a) **VA24-09-06**, Variance to Sections 90-144 *Placement of buildings and structures* & 90-135 *Signs*, 3530 Evans to Locks Road, Tax Map 081B Parcel 370, 1.14 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 1. Staff Assignment Will Butler. **Postponed from 09.19.2024.**
 - 2. New Business
 - a. (H2a) Architectural Review
 - 1. (H2a1) **Condition of Rezoning - Architectural Review**, 91 Brittany Way, Tax Map 077C Parcel 065, 2.2 +/- acres and currently zoned S-1 (Special). Commission District 1. Staff Assignment Nayna Mistry.
 - b. (H2b) Massage Operator's License
 - 1. (H2b1) **Massage Operator's License for Rosewater Spa & Wellness, LLC**, 620 Ponder Place Dr, Tax Map 073 Parcel 375, Massage at premise address only. Commission District 3. Staff Assignment Will Butler.
 - c. Public Hearing
 - 1. (H2c1) **Temporary Use Authorization**, 6956 Moontown Drive E, Tax Map 015A Parcel 045A, 9.40 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Dylan Douglas.
 - 2. (H2c2) **Temporary Use Authorization**, 1003 Robert Moore Road, Tax Map 031A Parcel 019, 1.13 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Dylan Douglas.

3. (H2c3) **Temporary Use Authorization**, 7101 Moontown Road, Tax Map 006 Parcel 073B, 7.93 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Will Butler.
4. (H2c4) **MW24-10-01**, Minor Waivers to Section 90-53 *List of lot and structure requirements*, 2140, 2142, 2144, 2148, 2152, 2156, 2157, and 2161 Sinclair Drive and 318, 320, 323, and 327 Holly Oak Way, Tax Map 067 Parcels 2503, 2504, 2513, 2514, 2526, 2527, 2532, 2533, 2534, 2535, 2537, and 2538, 0.17 – 0.24 +/- acres each, and currently zoned PUD (Planned Unit Development). Commission District 2. Staff Assignment Danielle Montgomery.
5. (H2c5) **RZ24-10-01**, Conditional Use for a Place of Worship, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres, and currently zoned P-1 (Professional). Commission District 2. Staff Assignment Dylan Douglas.
6. (H2c6) **VA24-10-02**, Variance to Section 90-139 *Buffers & screening*, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres, and currently zoned P-1 (Professional). Commission District 2. Staff Assignment Dylan Douglas.
7. (H2c7) **RZ24-10-02**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 231 N Old Belair Road, Tax Map 067 Parcel 121, 4.27 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 2. Staff Assignment Dylan Douglas.
8. (H2c8) **RZ24-10-03**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), Off Columbia Road, Tax Map 050 Parcels 003C & 003B, 2 parcels totaling 21.69 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Will Butler.
9. (H2c9) **VA24-10-01**, Variances to Sections 90-53 *List of lot and structure requirements* and 90-139 *Buffers and screening*, 127 Old Evans Road, Tax Map 078C Parcel 210, 0.35 +/- acres and currently zoned R-3 (Single Family Residential). Commission District 1. Staff Assignment Nayna Mistry.
10. (H2c10) **VA24-10-03**, Variance to Section 90-53 *List of lot and Structure Requirements*, 7339 Lakeside Drive, Tax Map 001A, Parcel 217, 0.56 +/- acres, and currently zoned R-4 (Recreational Residential). Commission District 3. Staff Assignment Dylan Douglas.
11. (H2c11) **VA24-10-04**, Variance to Section 90-139 *Buffers and screening*, 1.369 +/- acre portion of 2207 William Few Parkway, Tax Map 050 portion of Parcel 002E, 20.51 +/- acres overall and currently zoned C-C (Community Commercial). Commission District 3. 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, November 7th, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.