



Columbia County Planning Commission
Proposed Agenda for September 19, 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 5th, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. Unfinished Business
 - a. (H1a) **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 8.15.2024.
 - 2. New Business
 - a. (H2a) Preliminary Plat
 - 1. (H2a1) **Amanah Village**, 60 lots, 435 Old Evans Road, Tax Map 079 Parcels 232 & 232B, 8.26 acres, and currently zoned R-R (Townhouse Residential). Commission District 1. Staff Assignment Danielle Montgomery.
 - b. Public Hearing
 - 1. (H2b1) **RZ24-09-06**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 1238 Furys Ferry Road, Tax Map 077 Parcel 024, 0.23 +/- acres and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas.
 - 2. (H2b2) **VA24-09-08**, Variance to Section 18-312 *Lot Size and Setbacks*, 1238 Furys Ferry Road, Tax Map 077 Parcel 024, 0.23 +/- acres and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas.
 - 3. (H2b3) **VA24-09-02**, Variance to Section 90-135 *Signs*, 5170 Columbia Road, Tax Map 061 Parcels 022, 022A, and 020M, 8.48 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Danielle Montgomery.

4. (H2b4) **VA24-09-05**, Variance to Section 90-98 *List of lot & structure requirements*, 464 North Belair Road, 470 North Belair Road, & 4390 Hereford Farm Road, Tax Map 072A Parcels 026A, 061, & 062, 2.68 +/- acres, and currently zoned C-1 (Neighborhood Commercial). Commission District 3. Staff Assignment Will Butler.
5. (H2b5) **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.
6. (H2b6) **VA24-09-07**, Variance to Sections 74-79 *Relation to present, proposed, and future street system*, 74-82 *Lots*, & 90-53 *List of lot & structure requirements*, 4586 Coldwater Street, Tax Map 051 Parcel 1534, 0.51 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Dylan Douglas.

c. Text Amendments

d. 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, October 3rd, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.