



Columbia County Planning Commission
Proposed Agenda for November 7, 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) October 17th, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. 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 09.05.2024.**
 - 2. New Business
 - a. (H2a) Preliminary Plat
 - 1. (H2a1) **Rabbit Run**, 22 lots, Off Cobbham Road, Tax Map 006 Parcel 052, 125.03 acres and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Danielle Montgomery.
 - b. Public Hearing
 - 1. (H2b1) **RZ24-10-04**, Change of Conditions, 7013 Evans Town Center Boulevard, Tax Map 072 Parcel 047, 2.06 +/- acres and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Danielle Montgomery.
 - 2. (H2b2) **RZ24-10-05**, Major S-1 (Special) Revision, 4517 Columbia Road, Tax Map 073C Parcel 038D, 5.90 +/- acres and currently zoned S-1 (Special). Commission District 2. Staff Assignment Will Butler.
 - 3. (H2b3) **RZ24-11-01**, Conditional Use to allow retail package sale of distilled spirits for off-premise consumption and a Change of Conditions, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.44 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Dylan Douglas.
 - 4. (H2b4) **RZ24-11-02**, Major S-1 (Special) Revision, 5462 Sailing Road, Tax Map 056 Parcel 021, 15.89 +/- acres, and currently zoned S-1 (Special). Commission District 3. Staff Assignment Danielle Montgomery.

5. (H2b5) **RZ24-11-03**, Major S-1 (Special) Revision, 3432 Gordon Highway, Tax Map 054 Parcel 009C, 0.99 +/- acres, and currently zoned S-1 (Special). Commission District 4. Staff Assignment Danielle Montgomery.
6. (H2b6) **VA24-11-01**, Variance to Section 90-53 *List of lot & Structure requirements*, 5607 Washington Road, Tax Map 047 Parcel 082, 2.04 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. 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, November 21st, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.