



Columbia County Planning Commission
Proposed Agenda for December 5, 2024 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia

Planning Commissioners:

Vice Chairman Mark Moody – Countywide

James Van Meter – District 1

Chairman Marty Jackson – District 2

Emory Holloway – District 3

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) November 21st, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. New Business
 - a. Final Plat
 - 1. (H1a1) **Four Oaks Phase 3**, 21 lots, Off Hereford Farm Road, Tax Map 060 Parcel 1630, 13.4 acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Danielle Montgomery.
 - b. (H1b) Preliminary Plat
 - 1. (H1b1) **Revised Preliminary Plat - Marshall Mills**, 28 lots, Off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 acres, and currently zoned R-1A (Single Family Residential). Commission District 4. Staff Assignment Danielle Montgomery.
 - c. (H1c) Massage Operator's License
 - 1. (H1c1) **Massage Operator's License for Ariel Hall**, 7013 Evans Town Center Blvd Suite 203, Tax Map 072 Parcel 047. Massage at premise address only. Commission District 1. Staff Assignment Will Butler.
 - d. Public Hearing
 - 1. (H1d1) **Temporary Use Authorization**, 313 Rockdale Road, Tax Map 073A Parcel 553, 0.48 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Dylan Douglas.
 - 2. (H1d2) **RZ24-12-01**, Rezoning from C-1 (Neighborhood Commercial) to C-2 (General Commercial), Off Washington Road, Tax Map 071A Parcel 047, 3.92 +/- acres and currently zoned C-1 (Neighborhood Commercial). Commission District 1. Staff Assignment Will Butler.

3. (H1d3) **RZ24-12-02**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 3197 Ray Owens Road, Tax Map 025 Parcel 028C, 3.96 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Nayna Mistry.
4. (H1d4) **RZ24-12-03**, Rezoning from R-2 (Single Family Residential) to R-1 (Single Family Residential), 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.
5. (H1d5) **RZ24-12-04**, Major PUD (Planned Unit Development) Revision, 205 New Petersburg Drive, Tax Map 082D Parcel 068, 0.39 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Dylan Douglas.
6. (H1d6) **VA24-12-01**, Variance to Section 90-135 *Signs*, 3508 Washington Road, Tax Map 082D Parcel 039, 3.63 +/- acres, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Danielle Montgomery.
7. (H1d7) **VA24-12-02**, Variance to Section 90-53 *List of Lot & structure requirements*, 5438 Tubman Road, Tax Map 058 Parcel 022, 8.64 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Danielle Montgomery.
8. (H1d8) **VA24-12-03**, Variance to Section 90-53 *List of lot & structure requirements*, 4605 Holly Hill Rd, Tax Map 072D Parcel 019, 0.434 +/- acres and currently zoned R-1 (Single Family Residential). Commission District 2. Staff Assignment Will Butler.

e. Text Amendments

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