



**Columbia County Planning Commission
Proposed Agenda for February 20, 2025 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:

Chairman Mark Moody – Countywide
Vice Chairman James Van Meter – District 1

Jim Steed – District 2
Emory Holloway – District 3

Ryan Cato – District 4

- A. CALL TO ORDER Chairman Moody
- B. INVOCATION Chairman Moody
- C. PLEDGE OF ALLEGIANCE Chairman Moody
- D. ROLL CALL / QUORUM Chairman Moody
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Moody
 - 1. (E1) February 6th, 2025
- F. APPROVAL OF THE AGENDA Chairman Moody
- G. PRESENTATION Chairman Moody
- H. DEBATE AGENDA Chairman Moody
 - 1. New Business
 - a. (H1a) Preliminary Plat
 - 1. (H1a1) **Abundance Pointe**, Off Abundance Way, 9 lots, Tax Map 001 Parcels 004, 004A, 004B, & 004D, 23.17 acres and currently zoned R-4 (Recreational Residential). Commission District 3. Staff Assignment Danielle Montgomery.
 - 2. (H1a2) **Greenpoint Phase 4**, Off Appling Harlem Road, 62 lots, Tax Map 030 Parcel 083M, 21.5 +/- acres, and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Danielle Montgomery.
 - 3. (H1a3) **Tillery Park Area 7**, Off Baker Place Road, 98 lots, Tax Map 051 Parcels 048 & 049 (portion of), 39 +/- acres, and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Danielle Montgomery.
 - b. (H1b) Architectural Review
 - 1. (H1b1) **Condition of Rezoning - Architectural Review**, 5151 Bluegrass Trail, Tax Map 061A Parcel 029B, 1.48 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Nayna Mistry.
 - c. Public Hearing
 - 1. (H1c1) **Temporary Use Authorization**, 1242 Lakeview Drive, Tax Map 063 Parcel 023C, 3.46 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Nayna Mistry.
 - 2. (H1c2) **VA25-02-01**, Variance to Section 90-135 *Signs*, 5170 Columbia Road, Tax Map 061 Parcels 022A & 020M, 7 +/- acres, and currently zoned C-2 (General Commercial). Commission District 4. Staff Assignment Danielle Montgomery.

3. (H1c3) **VA25-02-02**, Variance to Section 90-135 *Signs*, 4099 Jimmie Dyess Parkway, Tax Map 074A Parcel 024, 1.29 +/- acres, and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Nayna Mistry.
4. (H1c4) **VA25-02-03**, Variance to Section 90-98 *List of lot & structure requirements*, 531 Rountree Way, Tax Map 077A Parcel 060C, 3.0 +/- acres, and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Will Butler.
5. (H1c5) **VA25-02-04**, Variance to Section 90-135 *Signs*, 208 Bobby Jones Expressway, Tax Map 078D Parcel 028, 1.55 +/- acres, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Danielle Montgomery.
6. (H1c6) **RZ25-02-01**, Rezoning from R-2 (Single Family Residential) to PRD (Planned Residential Development), 4204 Washington Road and off Washington Road, Tax Map 079 Parcels 110 & 110A, 15.44 +/- acres total and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Danielle Montgomery.
7. (H1c7) **RZ25-02-02**, Rezoning from R-2 (Single Family Residential) to R-1 (Single Family Residential), off Wrightsboro Rd, Tax Map 052 Parcel 037, 96.74 +/- acres and currently zoned R-2 (Single Family Residential). Commission District 4. Staff Assignment Danielle Montgomery.
8. (H1c8) **Concept Plan - Hamilton Grove**, Off Wrightsboro Road, 36 lots, Tax Map 052 Parcel 037, 96.74 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 4. Staff Assignment Danielle Montgomery. **No Public Hearing.**
9. (H1c9) **VA25-02-05**, Variance to Section 74-80 *Design of Streets*, off Wrightsboro Rd, Tax Map 052 Parcel 037, 96.74 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 4. Staff Assignment Danielle Montgomery.

d. Text Amendments

e. Items Added (which need immediate action)

I. LEGAL MATTERS	County Attorney Driver
J. STAFF AND COMMISSIONER COMMENTS	Chairman Moody
K. PUBLIC COMMENTS AND PARTICIPATION	Chairman Moody

The next scheduled Planning Commission meeting is Thursday, March 6th, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.