



**Columbia County Planning Commission
Proposed Agenda for March 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) March 6th, 2025
- F. APPROVAL OF THE AGENDA Chairman Moody
- G. PRESENTATION Chairman Moody
- H. DEBATE AGENDA Chairman Moody
 - 1. Unfinished Business
 - a. (H1a) **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.
Postponed from 2.20.2025.
 - 2. New Business
 - a. (H2a) Preliminary Plat
 - 1. (H2a1) **Highland Lakes West Section II**, Off William Few Parkway, 92 lots, Tax Map 060 Parcel 1767, 34.5 +/- acres and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery.
 - b. (H2b) Final Plat
 - 1. (H2b1) **Tillery Park South**, Off Baker Place Road, 67 lots, Tax Map 051 Parcels 069 & 2064 and Tax Map 051A Parcels 042 & 043, 31.51 +/- acres, and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Danielle Montgomery.
 - c. Public Hearing
 - 1. (H2c1) **Temporary Use Authorization**, 37 Champions Parkway, Tax Map 065 Parcel 1320, 362.83 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Dylan Douglas.

2. (H2c2) **Temporary Use Authorization**, 0 Champions Parkway, Tax Map 065 Parcel 888A, 5.20 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Dylan Douglas.
3. (H2c3) **Temporary Use Authorization**, 70 Champions Parkway, Tax Map 065 Parcel 1261, 8.23 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Dylan Douglas.
4. (H2c4) **Temporary Use Authorization**, 4945 Hardy McManus Road, Tax Map 065, Parcel 009C, 49.90 +/- acres, and currently zoned S-1 (Special). Commission District 3. Staff Assignment Dylan Douglas.
5. (H2c5) **Temporary Use Authorization**, 0 Riverwood Parkway, Tax Map 065 Parcel 386B, 28.30 +/- acres, and currently unzoned as a part of the Riverwood Parkway right-of-way. Commission District 3. Staff Assignment Dylan Douglas.
6. (H2c6) **RZ25-03-02**, Major S-1 (Special) Revision, 562 Rountree Way, Tax Map 077A Parcel 016C, 11.18 +/- acres and currently zoned S-1 (Special). Commission District 1. Staff Assignment Nayna Mistry.
7. (H2c7) **RZ25-03-03**, Major PUD (Planned Unit Development) Revision, 2571 William Few Parkway, Tax Map 060 Parcel 1755, 3.00 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Will Butler.
8. (H2c8) **RZ25-03-04**, Rezoning from R-1 (Single Family Residential) to R-2 (Single Family Residential), 414 Calloway Road Extension, Tax Map 060 Parcel 013B, 63.14 +/- acres and currently zoned R-1 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery.
9. (H2c9) **VA25-03-02**, Variance to Section 90-98 *List of lot & Structure requirements*, 4323 Evans to Locks Road, Tax Map 077A Parcel 011E, 3.94 +/- acres, and currently zoned M-2 (General Industrial). Commission District 1. 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 Moody
K. PUBLIC COMMENTS AND PARTICIPATION	Chairman Moody

The next scheduled Planning Commission meeting is Thursday, April 3rd, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.