



**Columbia County Planning Commission
Proposed Agenda for April 3, 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 20th, 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) **Edgar Hughston Builders**, 26 lots, Off Bill Dorn Road, Tax Map 009 Parcel 003, 113.34 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
 - b. (H1b) Massage Operator's License
 - 1. (H1b1) **Massage Operator's License for Pure Motion LLC**, 7013 Evans Town Center Blvd Suite 203, Tax Map 072 Parcel 047. Massage at premise address and mobile massage services. Commission District 1. Staff Assignment Will Butler.
 - 2. (H1b2) **Massage Operator's License for Ravenwolf LLC dba Massage Nomad**, 3685 River Watch Parkway Suite 100, Tax Map 079 Parcel 002. Massage at premise address and mobile massage services. Commission District 1. Staff Assignment Will Butler.
 - c. Public Hearing
 - 1. (H1c1) **Temporary Use Authorization**, 5790 Harlem Grovetown Road, Tax Map 052 Parcel 114A, 4 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Dylan Douglas.
 - 2. (H1c2) **RZ25-04-01**, Major PUD (Planned Unit Development) Revision, 801 Ronald Reagan Drive and Off Ronald Reagan Drive, Tax Map 072 Parcels 231P & 544, 1.38 +/- combined acres and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Nayna Mistry.

3. (H1c3) **VA25-04-01**, Variance to Section 74-80(f) *Design of Streets*, 414 Calloway Road Extension, Tax Map 060 Parcel 013B, 62.72 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery.
4. (H1c4) **Concept Plan - Southwind Phase 5**, 414 Calloway Road Extension, 70 lots, Tax Map 060 Parcel 013B, 62.72 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery. **No Public Hearing.**

d. Text Amendments

1. (H1d1) **Text Amendment**, Chapter 74 Subdivisions, Article II, Procedure for Plat Approval, Section 74-36 *Generally*. Staff Assignment Will Butler.
2. (H1d2) **Text Amendment**, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-139 *Buffers & Screening*. Staff Assignment Will Butler.
3. (H1d3) **Text Amendment**, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-140 *Landscaping*, Staff Assignment Will Butler.

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 17th, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.