



**Columbia County Planning Commission
Proposed Agenda for April 17, 2025 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:

Chairman Mark Moody – Countywide
Jamie Lester – 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. ELECTON OF OFFICERS - Vice-Chairman
- F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Moody
 - 1. (F1) March 20, 2025
- G. APPROVAL OF THE AGENDA Chairman Moody
- H. PRESENTATION Chairman Moody
- I. DEBATE AGENDA Chairman Moody
 - 1. New Business
 - a. Massage Operator's License
 - 1. (I1a1) **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. (I1a2) **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.
 - 3. (I1a3) **Massage Operator's License Rosewater Spa & Wellness LLC dba Rosewater Spa & Wellness**, 620 Ponder Place Drive, Tax Map 073 Parcel 375. Massage at premise address only. Commission District 3. Staff Assignment Will Butler.
 - b. Conceptual Plan
 - 1. (I1b1) **Hamilton Grove Revision**, 131 lots, 0 Hamilton Road, Tax Map 052 Parcel 037, 96 +/- acres and currently zoned R-2 (Single Family Residential). Commission District 4. Staff Assignment Danielle Montgomery.
 - c. Preliminary Plat

1. (I1c1) **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.
- d. (I1d) Final Plat
1. (I1d1) **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.
- e. Public Hearing
1. (I1e1) **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. (I1e2) **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. (I1e3) **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. (I1e4) **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.**
 5. (I1e5) **Provisional Home Occupation - Sanherz Ground Solutions LLC**, 6095 Dogwood Trail, Tax Map 042 Parcel 195A, 2.5 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
 6. (I1e6) **RZ25-04-02**, Major S-1 (Special) Revision, 2248 William Few Parkway, Tax Map 060 Parcel 090A, 4.99 +/- acres, and currently zoned S-1 (Special). Commission District 3. Staff Assignment Danielle Montgomery.
 7. (I1e7) **RZ25-04-03**, Rezoning from S-1 (Special) & R-3 (Single Family Residential) to S-1 (Special), 316 Baston Road, Tax Map 082B Parcel 006, 4.9 +/- acres, and currently zoned S-1 (Special) & R-3 (Single Family Residential). Commission District 1. Staff Assignment Will Butler.
 8. (I1e8) **RZ25-04-04**, Major PUD (Planned Unit Development) Revision, 776 Marsh Point Road, Tax Map 081 Parcel 500, 0.47 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Dylan Douglas.
 9. (I1e9) **RZ25-04-05**, Conditional Use for a Daycare Center, 450 Flowing Wells Road, Tax Map 078B Parcel 047, 1.93 +/- acres, and currently zoned P-1 (Professional). Commission District 2. Staff Assignment Will Butler.
 10. (I1e10) **VA25-04-02**, Variance to Section 34-1 *Major site grading*, off Stablebridge Way, Tax Map 060 Parcel 1697, 9.79 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Danielle Montgomery.
- f. Text Amendments
1. (I1f1) **Text Amendment**, Chapter 74 Subdivisions, Article II, Procedure for Plat Approval, Section 74-36 *Generally*. Staff Assignment Will Butler.

2. (I1f2) **Text Amendment**, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-139 *Buffers & Screening*. Staff Assignment Will Butler.
 3. (I1f3) **Text Amendment**, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-140 *Landscaping*. Staff Assignment Will Butler.
- g. Items Added (which need immediate action)

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

The next scheduled Planning Commission meeting is Thursday, May 1st, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.