



**Columbia County Planning Commission
Proposed Agenda for May 1, 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. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Moody
 - 1. (E1) April 17th, 2025
- F. APPROVAL OF THE AGENDA Chairman Moody
- G. PRESENTATION Chairman Moody
- H. DEBATE AGENDA Chairman Moody
 - 1. New Business
 - a. Final Plat
 - 1. (H1a1) **Highland Lakes West Section I**, 55 lots, off William Few Parkway, Portions of Tax Map 060 Parcels 1767 & 2143, 17.92 acres, and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery.
 - 2. (H1a2) **Rabbit Run Phase 2**, 6 lots, off Cobbham Road, Portion of Tax Map 006 Parcel 052, 79.21 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Danielle Montgomery.
 - b. (H1b) Massage Operator's License
 - 1. (H1b1) **Massage Operator's License for Awaken Renewed LLC**, 3685 Riverwatch Parkway, Suite 105, Tax Map 079 Parcel 002, Massage at premise address only. Commission District 1. Staff Assignment Will Butler.
 - c. Public Hearing
 - 1. (H1c1) **RZ25-05-01**, Rezoning from a split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) to C-2 (General Commercial), 515 North Belair Road, Tax Map 072A Parcel 183, 3.02 +/- acres, and currently zoned split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) with ETCOD (Evans Town Center Overlay District). Commission District 2. Staff Assignment Will Butler.
 - 2. (H1c2) **VA25-05-01**, Variance to Sections 90-98 *List of lot & Structure requirements & 90-147 (i)(3)(b)(2) Use provisions*, 515 North Belair Road, Tax Map 072A Parcel

183, 3.02 +/- acres and currently zoned split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) with ETCOD (Evans Town Center Overlay District). Commission District 2. Staff Assignment Will Butler.

3. (H1c3) **RZ25-05-02**, Rezoning from R-A (Residential Agricultural) and a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) to S-1 (Special), off Morris Callaway Road and off Interstate 20, Tax Map 018 Parcel 006 and Tax Map 019 Parcel 003, 1,624.5 +/- acres and 320.55 +/- acres, and currently zoned R-A (Residential Agricultural) and a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial). Commission District 4. Staff Assignment Will Butler.
4. (H1c4) **RZ25-05-03**, Rezoning from a split zoned C-2 (General Commercial) & R-4 (Recreational Residential) to S-1 (Special), off Ridge Road, Tax Map 024 Portion of Parcel 057, a 10.62 +/- acre portion of an overall 99.74 +/- acres, and currently split zoned C-2 (General Commercial) & R-4 (Recreational Residential). Commission District 3. Staff Assignment Will Butler.

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| 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, May 15th, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.