



**Columbia County Planning Commission
Proposed Agenda for June 5, 2025 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:

Chairman Mark Moody – Countywide
Vice Chairman Jim Steed – District 2

Jamie Lester – District 1
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) May 15th, 2025
- F. APPROVAL OF THE AGENDA Chairman Moody
- G. PRESENTATION Chairman Moody
- H. DEBATE AGENDA Chairman Moody
 - 1. (H1) Unfinished Business
 - a. (H1a) **VA25-05-02**, Variance to Sections 90-139 *Buffers & Screening* and 90-147 (g)(10)(b)(2)(i) & (g)(10)(b)(2)(ii) *Use Provisions*, 3900 Washington Road, Tax Map 078C Parcel 223, 1.72 +/- acres, and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Dylan Douglas. **Postponed from 5.15.25.**
 - 2. New Business
 - a. Massage Operator's License
 - 1. (H2a1) **Massage Operator's License for Ashley Marie Parsons dba Body Healing by Marie**, 108 N Belair Road suite 7A, Tax Map 073C Parcel 045B, Massage at premise address only. Commission District 2. Staff Assignment Will Butler.
 - b. Preliminary Plat
 - 1. (H2b1) **Hamilton Grove Section 1**, 17 lots, off Hamilton Road, portion of Tax Map 052 Parcel 037, 8.1+/- acres, and currently zoned R-2 (Single Family Residential). Commission District 4. Staff Assignment Danielle Montgomery.
 - 2. (H2b2) **The Brooks Phase 2**, 20 lots, off Columbia Road, Tax Map 073 Parcel 070, 2.6 +/- acres, and currently zoned T-R (Townhouse Residential). Commission District 2. Staff Assignment Danielle Montgomery.
 - 3. (H2b3) **Four Oaks Phase 5**, 16 lots, 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.
 - c. Public Hearing

1. (H2c1) **Provisional Home Occupation - Jeff Alexander's Home Improvements**, 130 Pauline St, Tax Map 028 Parcel 137, 2.5 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
2. (H2c2) **RZ25-06-01**, Change of Conditions, off Wrightsboro Road and Hamilton Road, Tax Map 052 Parcel 037, 96.74 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 4. Staff Assignment Danielle Montgomery.
3. (H2c3) **RZ25-06-02**, Major S-1 (Special) Revision, 285 Flowing Wells Road, Tax Map 079 Parcel 066. 50.62 +/- acres, and currently zoned S-1 (Special). Commission District 2. Staff Assignment Nayna Mistry.
4. (H2c4) **RZ25-06-03**, Major PUD (Planned Unit Development) Revision, 710 Point Bluff Parkway, Tax Map 029 Parcel 037L, 3.06 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 4. Staff Assignment Dylan Douglas.
5. (H2c5) **RZ25-06-04**, Major S-1 (Special) Revision, 3402 Gordon Highway, Tax Map 063B Parcel 028, 2.28 +/- acres, and currently zoned S-1 (Special). Commission District 4. Staff Assignment Will Butler.
6. (H2c6) **RZ25-06-05**, Rezoning from S-1 (Special) to R-1 (Single Family Residential), 1.01 +/- acre portion of 5164 Mill Branch Road, Tax Map 061 Parcel 1829, 30.9 +/- acres, and currently zoned S-1 (Special). Commission District 2. Staff Assignment Danielle Montgomery.
7. (H2c7) **RZ25-06-06**, Rezoning from PUD (Planned Unit Development) to S-1 (Special), off Columbia Road, Tax Map 061 Parcels 2140 & 2141, 39.49 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Danielle Montgomery.

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, June 19th, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.