



**Columbia County Planning Commission
Proposed Agenda for June 19, 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

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| 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) June 5th, 2025 | |
| F. APPROVAL OF THE AGENDA | Chairman Moody |
| G. PRESENTATION | Chairman Moody |
| H. DEBATE AGENDA | Chairman Moody |
| 1. New Business | |
| a. (H1a) Final Plat | |
| 1. (H1a1) Marshall Mills , 28 lots, off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 acres, and currently zoned R-1A (Single Family Residential). Commission District 4. Staff Assignment Danielle Montgomery. | |
| b. Public Hearing | |
| 1. (H1b1) Provisional Home Occupation - Farm Fresh Gunter Family Farms , 3306 Tom Bartles Road, Tax Map 015 Parcel 005C, 5.85 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Danielle Montgomery. | |
| 2. (H1b2) RZ25-06-07 , Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial), 3932 & 3936 Haley Road, Tax Map 078C Parcels 160A & 161, 0.97 +/- acres total, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Dylan Douglas. | |
| 3. (H1b3) VA25-06-01 , Variance to Section 90-147(h)(1)(c) <i>Use Provisions</i> , 3932 & 3936 Haley Road, Tax Map 078C Parcels 160A & 161, 0.97 +/- acres total, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Dylan Douglas. | |
| 4. (H1b4) RZ25-06-08 , Major S-1 (Special) Revision, 3629 Kamper Klub Road, Tax Map 001 Parcel 002, 13.11 +/- acres, and currently zoned S-1 (Special). Commission District 3. Staff Assignment Will Butler | |
| 5. (H1b5) RZ25-06-09 , Rezoning from R-3 (Single Family Residential) to S-1 (Special), 418 Old Evans Road, Tax Map 077B Parcel 118, 0.58 +/- acres, and currently zoned | |

R-3 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas

6. (H1b6) **RZ25-06-10**, Major S-1 (Special) Revision, 5000 & 5010 Gateway Boulevard, Tax Map 068 Parcel 958F, 52.83 +/- acres, and currently zoned S-1 (Special). Commission District 2. Staff Assignment Danielle Montgomery.

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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, July 3rd, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.