



**Columbia County Planning Commission
Proposed Agenda for July 17, 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) June 19th, 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) **Arden Glen Sections 1 & 2**, 102 lots, off Baker Place Road, Tax Map 051 Parcels 008K, 1768, and 004E, 70 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Danielle Montgomery.
 - 2. (H1a2) **Parkway Place**, 63 lots, 1915 William Few Parkway, Tax Map 061 Parcel 084C, 43.89 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Danielle Montgomery.
 - b. (H1b) Massage Operator's License
 - 1. (H1b1) **Massage Operator's License for Andrea Marie House dba Moves 2 Make LLC**, 241 Old Evans Rd, Tax Map 077B Parcel 267, Mobile Massage services only. Commission District 1. Staff Assignment Will Butler.
 - c. Public Hearing
 - 1. (H1c1) **Provisional Home Occupation - Generations Land Co LLC**, 1523 & 1511 Old Appling Harlem Highway, Tax 029 Parcels 055L & 055N, 5.77 +/- total acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
 - 2. (H1c2) **RZ25-07-01**, Conditional Use for Massage, 4210 Columbia Rd Building 15, Tax Map 079 Parcel 156, 0.23 +/- acres, and currently zoned PDD (Planned Development District). Commission District 2. Staff Assignment Dylan Douglas.

3. (H1c3) **RZ25-07-02**, Change of Conditions, 102 Colonial Road and 303-311 South Belair Road, Tax Map 073A Parcels 154-159, 2.86 +/- combined acres, and currently zoned C-C (Community Commercial). Commission District 2. Staff Assignment Will Butler.
4. (H1c4) **VA25-07-01**, Variance to section 90-98 *list of lot and structure requirements*, 307 South Belair Road, Tax Map 073A Parcel 156, 0.46 +/- acres, and currently zoned C-C (Community Commercial). Commission District 2. Staff Assignment Will Butler.
5. (H1c5) **RZ25-07-03**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 4933 Hereford Farm Road, Tax Map 067 Parcel 017G, 1.8 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 3. Staff Assignment Nayna Mistry.
6. (H1c6) **RZ25-07-04**, Conditional Use for retail package sale of distilled spirits off-premise consumption, 102 South Old Belair Road, Tax Map 068 Parcel 003A, 3.05 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Will Butler.
7. (H1c7) **VA25-07-02**, Variance to section 90-53 *list of lot & structure requirements*, 303 Crestview Drive, Tax Map 082A Parcel 183, 0.36 +/- acres, and currently zoned R-3 (Single Family Residential). Commission District 1. 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, August 7th, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.