



**Columbia County Planning Commission
Proposed Agenda for August 7, 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) July 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) **Tillery Park IIIA**, 55 lots, Off Baker Place Road, Portion of Tax Map 051 Parcel 049C and Tax Map 051A Parcels 147, 148, & 149, 31.7 +/- acres, and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Danielle Montgomery.
 - 2. (H1a2) **Rabbit Run Phase 1**, 16 lots, Off Cobbham Road, Tax Map 006 Parcel 052, 45.83 +/- 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 Skin Invy Esthetics & Massage Salon LLC dba Skin Invy Salon**, 807 Oakhurt Drive Suite B, Tax Map 072 Parcel 460, Massage at premise address and mobile massage services. Commission District 1. Staff Assignment Will Butler.
 - c. Public Hearing
 - 1. (H1c1) **Provisional Home Occupation for Augusta Best Cakes**, 5256 Woodland Road, Tax Map 063 Parcel 052, 5.7 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
 - 2. (H1c2) **Provisional Home Occupation for C&S Site Solutions**, 285 Canterbury Drive, Tax Map 067 Parcel 079F, 15 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 2. Staff Assignment Danielle Montgomery.

3. (H1c3) **RZ25-08-01**, Change of conditions, 106 Davis Road Suite E, Tax Map 082G Parcel 023, 0.87 +/- acres, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Danielle Montgomery.
4. (H1c4) **RZ25-08-02**, Conditional Use for Massage, 4414 Hereford Farm Road, Tax Map 072A Parcel 067A, 0.43 +/- acres, and currently zoned P-1 (Professional). Commission District 3. Staff Assignment Dylan Douglas.
5. (H1c5) **VA25-08-01**, Variance to Section 90-98 *list of lot & structure requirements*, 4317 Washington Road, Tax Map 077A Parcel 006, 1.3+/- acres, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Will Butler.
6. (H1c6) **HE25-08-01**, Height Exemption, 4317 Washington Road, Tax Map 077A Parcel 006, 1.3+/- acres, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Will Butler.
7. (H1c7) **VA25-08-02**, Variance to Section 90-144 *Placement of buildings and structures*, 840 Brookfield Parkway, Tax Map 082H Parcel 039, 0.39 +/- acres, and currently zoned R-3 (Single Family Residential). Commission District 1. 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, August 21st, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.