



**Columbia County Planning Commission
Proposed Agenda for September 4, 2025 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:

Chairman Mark Moody – Countywide
Vice Chair Emory Holloway – District 3

Jamie Lester – District 1
Russell Wilder – District 2

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) August 21, 2025
- F. APPROVAL OF THE AGENDA Chairman Moody
- G. PRESENTATION Chairman Moody
- H. DEBATE AGENDA Chairman Moody
 - 1. New Business
 - a. Preliminary Plat
 - 1. (H1a1) **Southwind Village Phase 4**, Off Hereford Farm Road, 80 lots, Tax Map 060 Parcel 1774, 4.34 +/- acres and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery.
 - 2. (H1a2) **Wrights Farm IV**, Off Reynolds Road, 93 lots, Tax Map 075 Parcels 098B & 098C, 39.1 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 2. Staff Assignment Danielle Montgomery.
 - b. (H1b) Massage Operator's License
 - 1. (H1b1) **Massage Operator's License for Denise Devereaux dba Denise A Devereaux LMT MMP**, 4414 Hereford Farm Road, Tax Map 072A Parcel 067A. Massage at premise address and mobile massage services. Commission District 3. Staff Assignment Will Butler.
 - c. Public Hearing
 - 1. (H1c1) **VA25-09-01**, Variance to Section 90-53 *List of lot & structure requirements*, 84 Chigoe Lane, Tax Map 024 Parcel 202, 1.28 +/- acres, and currently zoned R-4 (Recreational Residential). Commission District 3. Staff Assignment Will Butler.
 - 2. (H1c2) **RZ25-09-01**, Rezoning from C-1 (Neighborhood Commercial) to R-A (Residential Agricultural), 5605 Old Augusta Highway, Tax Map 054 Parcel 032, 2.00 +/- acres, and currently zoned C-1 (Neighborhood Commercial). Commission District 4. Staff Assignment Dylan Douglas.

3. (H1c3) **RZ25-09-02**, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for an Automobile or Truck Storage Lot, 270 Rose Street, Tax Map 078D Parcel 084, 3.58 +/- acres and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Danielle Montgomery.
4. (H1c4) **VA25-09-02**, Variance to Section 90-133 *Parking*, 270 Rose Street, Tax Map 078D Parcel 084, 3.58 +/- acres and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Danielle Montgomery.
5. (H1c5) **RZ25-09-03**, 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.
6. (H1c6) **RZ25-09-04**, Rezoning from C-2 (General Commercial) to M-1 (Light Industrial), 475 Lewiston Road, Tax Map 061 Parcel 030L, 1.30 +/- acre portion of a 30.46 +/- acre total, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial). Commission District 2. Staff Assignment Dylan Douglas.
7. (H1c7) **VA25-09-03**, Variance to Section 90-139 *Buffers and Screening*, 475 Lewiston Road, Tax Map 061 Parcel 030L, 30.46 +/- acres, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial). Commission District 2. Staff Assignment Dylan Douglas.
8. (H1c8) **RZ25-09-05**, Rezoning from a split zoned M-1 (Light Industrial) and R-A (Residential Agricultural) to S-1 (Special), 480 & 500 Chamblin Road, Tax Map 061 Parcels 087A & 087, 35.96 +/- combined acres, and currently split zoned M-1 (Light Industrial) and R-A (Residential Agricultural). Commission District 4. Staff Assignment Will Butler.
9. (H1c9) **RZ25-09-06**, 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 +/- acres, and currently split zoned C-2 (General Commercial) & R-4 (Recreational Residential). Commission District 3. Staff Assignment Will Butler.

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, September 18th, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.