



**Columbia County Planning Commission
Proposed Agenda for December 1, 2022 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:
Countywide – Russell Wilder

District 1 – Jim Cox
District 2 – Gene Futch

District 3 – Michael W. Carraway
District 4 – Al Dempsey

- | | |
|--|--------------|
| A. CALL TO ORDER | Chairman Cox |
| B. INVOCATION | Chairman Cox |
| C. PLEDGE OF ALLEGIANCE | Chairman Cox |
| D. ROLL CALL / QUORUM | Chairman Cox |
| E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING | Chairman Cox |
| 1. (E1) November 17, 2022 | |
| F. APPROVAL OF THE AGENDA | Chairman Cox |
| G. PRESENTATION | Chairman Cox |
| H. DEBATE AGENDA | Chairman Cox |
| 1. Unfinished Business | Chairman Cox |
| a. Rezoning | |
| b. Variance | |
| 2. New Business | Chairman Cox |
| a. Sign Review | |
| 1. (H2a1) Sign Review , Piedmont Prompt Care, 1331 Applying Harlem Road, Tax Map 029 Parcel 037F, 2.2 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 4, Staff Assignment Danielle Montgomery. | |
| b. (H2b) Architectural Review | |
| 1. (H2b1) Architectural Review , Hutton Self Storage, 216 South Belair Road, tax map 074 parcel 049H, 4.77 +/- acres, and currently zoned S-1 (Special). Commission District 2. Staff Assignment Nayna Mistry. | |
| c. Preliminary Plat | |
| 1. (H2c1) Preliminary Plat , Clarinbridge, Off Chamblin Road, Tax Map 051 Parcel 1137, 10.89 acres, 3 lots, and currently split zoned PUD (Planned Unit Development) and R-A (Residential Agricultural), Commission District 4, Staff Assignment Danielle Montgomery. | |

d. Public Hearing

1. (H2d1) **RZ22-12-01**, Conditional Use for Massage, 444 Furrys Ferry Road, Tax Map 082 Parcel 076D, 0.41 +/- acres, and currently zoned P-1 (Professional). Commission District 1. Staff Assignment Dylan Douglas.
2. (H2d2) **RZ22-12-02**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 6297 Cobbham Road, Tax Map 006 Parcel 047, 18.59 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 3 Staff Assignment Danielle Montgomery.
3. (H2d3) **RZ22-12-03**, Rezoning from R-A (Residential Agricultural) to PUD (Planned Unit Development) off Horizon South Parkway, Tax Map 062 Parcel 085, 337 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
4. (H2d4) **RZ22-12-04**, Rezoning from PDD (Planning Development District) to P-1 (Professional District) 425 Furrys Ferry Road, Tax Map 082A Parcels 061 and 061A, 0.768 +/- combined acres and currently zoned PDD (Planned Development District). Commission District 1. Staff Assignment Nayna Mistry.
5. (H2d5) **VA22-12-02**, Variance from Section 90-98 *List of Lot and Structure Requirements*, 425 Furrys Ferry Road, Tax Map 082A Parcels 061 and 061A, 0.768 +/- combined acres and currently zoned PDD (Planned Development District). Commission District 1. Staff Assignment Nayna Mistry.
6. (H2d6) **VA22-12-01**, Variance to Sections 90-98 *List of Lot and Structure Requirements* and 90-139 *Buffers and Screening* 4155 Wheeler Road, Tax Map 078B Parcel 051G, 2.05 +/- acres and currently zoned M-1 (Light Industrial). Commission District 2. Staff Assignment Danielle Montgomery.

e. Text Amendments

f. Items Added (which need immediate action)

I. LEGAL MATTERS

County Attorney Driver

J. STAFF AND COMMISSIONER COMMENTS

Chairman Cox

K. PUBLIC COMMENTS AND PARTICIPATION

Chairman Cox

The next scheduled Planning Commission meeting is Thursday, December 15, 2022, at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.