



**Columbia County Planning Commission
Proposed Agenda for December 15, 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) December 1, 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. Variation
 - 1. (H1b1) **VA22-11-02**, Variation to Section 90-99 *Corridor protection overlay district*, Tax Map 079 Parcel 070, 3.5 +/- acres, 4130 Columbia Road and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Nayna Mistry. **Postponed from November 17, 2022.**
 - 2. New Business Chairman Cox
 - a. Architectural Review
 - 1. (H2a1) **Architectural Review for Gateway ENT**, Tax Map 068 Parcel 960, 277 +/- acres, 4975 Gateway Boulevard, and currently zoned P-1 (Professional). Commission District 2. Staff Assignment Nayna Mistry.
 - b. Minor Waiver
 - 1. (H2b1) **MW22-12-01**, Minor Waiver, Tax Map 051A Parcel 078, 0.14 +/- acres, 317 Avignon Drive, and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Dylan Douglas.

c. Massage Operator License

1. (H2c1) **Massage Operator's License**, Eleven Eleven Wellness Studio LLC, Tax Map 073C Parcel 045B, 108 North Belair Road, Suite 7A, and currently zoned C-2 (General Commercial District). Commission District 2. Staff Assignment Dylan Douglas.
2. (H2c2) **Massage Operator's License**, N&P Group LLC dba Total Thai Wellness, Tax Map 073C Parcel 045B, 108 North Belair Road, Suite 7A, and currently zoned C-2 (General Commercial District). Commission District 2. Staff Assignment Dylan Douglas.

d. Preliminary Plat

e. Final Plat

1. (H2e1) **Highland Lakes Section III**, Off William Few Parkway, Tax Map 060 portion of Parcel 1836, 101 lots, 32.8 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery.

f. Plan Revision

1. (H2f1) **RZ22-12-07**, Minor S-1 (Special) Revision, Tax Map 071 Parcel 002E, 24.62 +/- acres, 4798 Hardy McManus Road, and currently zoned S-1 (Special). Commission District 1. Staff Assignment Dylan Douglas.

g. Public Hearing

1. (H2g1) **RZ22-12-05**, Master Sign Plan, Tax Map 072A Parcel 368, 1.424 +/- acres, 444 North Belair Road, and currently zoned C-1 (Neighborhood Commercial). Commission District 3. Staff Assignment Danielle Montgomery.
2. (H2g2) **RZ22-12-06**, Major PUD (Planned Unit Development) Revision, Tax Map 082J Parcel 016, 0.72 +/- acres, 3801 Park Lane, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Nayna Mistry.
3. (H2g3) **RZ22-12-08**, Rezoning from R-A (Residential Agricultural) to M-1 (Light Industrial), Tax Map 043 portion of Parcel 130, 20 +/- acres of an overall 50 +/- acres, 3894 Gordon Highway, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Will Butler.
4. (H2g4) **VA22-12-03**, Variance to Section 90-139 *Buffers & Screening*, Tax Map 043 portion of Parcel 130, 20 +/- acres of an overall 50 +/- acres, 3894 Gordon Highway, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Will Butler.
5. (H2g5) **RZ22-12-09**, Conditional Use for Gym, Tax Map 078B Parcel 137C, 11.05 +/- acres, 472 Flowing Wells Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial). Commission District 2. Staff Assignment Danielle Montgomery.

h. Text Amendments

i. Items Added (which need immediate action)

I. LEGAL MATTERS

County Attorney Driver

J. STAFF AND COMMISSIONER COMMENTS

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.