



**Columbia County Planning Commission
Proposed Agenda for January 5, 2023 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:
Countywide – Russell Wilder

District 1 – James VanMeter
District 2 – Marty Jackson

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

- A. CALL TO ORDER
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE
- D. ROLL CALL / QUORUM
- E. ELECTION OF OFFICERS
- F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING
 - 1. (F1) December 15, 2022
- G. APPROVAL OF THE AGENDA
- H. PRESENTATION
- I. DEBATE AGENDA
 - 1. Unfinished Business
 - a. Appeal
 - 1. (I1a1) **AP22-10-01**, Appeal to Section 90-7 *Interpretation of District Boundaries & Section 90-135 Signs*, located at the intersection of Club Car Drive and Washington Road in the CSX Railroad right of way, and presently unzoned. Commission District 1. Staff Assignment Will Butler. **Postponed from October 20, 2022.**
 - b. Rezoning
 - 1. (I1b1) **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. **Postponed from December 1, 2022.**
 - c. Variation
 - 1. (I1c1) **VA22-11-02**, Variation to Section 90-99 *Corridor protection overlay district*, 4130 Columbia Road, Tax Map 079 Parcel 070, 3.5 +/- acres, and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Will Butler. **Postponed from December 15, 2022.**
 - 2. New Business
 - a. Massage Operator's License

1. (I2a1) **Massage Operator's License**, Elizabeth D. McCoy, 444 Fury's Ferry Road, Massage on premises and mobile services. Commission District 1. Staff Assignment Dylan Douglas.
- b. Minor Waiver
1. (I2b1) **MW22-12-01**, 1407 Ashwood Drive, Tax Map 076 Parcel 064, 0.93 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Danielle Montgomery. **For information only.**
 2. (I2b2) **MW22-12-02**, 132 North Belair Road, Tax Map 073 Parcel 054A, 0.23 +/- acres and currently zoned P-1 (Professional). Commission District 2. Staff Assignment Will Butler. **For information only.**
- c. Sign Review
1. (I2c1) **Master Sign Plan**, Greenpoint PUD Master Sign Plan, off Appling Harlem Road and Wrightsboror Road, and currently zoned PUD (Planned Unit Development). Commission District 4. Staff Assignment Danielle Montgomery.
- d. Home Occupation
1. (I2d1) **Provisional Home Occupation**, Linros Transport LLC, 5336 Aspen Laurel Drive, Tax Map 060 Parcel 126, 3.0 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Danielle Montgomery.
- e. Temporary Use Authorization
1. (I2e1) **Temporary Use Authorization**, 3864 Wasington Road, Tax Map 078D Parcel 033, 0.66 +/- acres, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Danielle Montgomery. **For information only.**
- f. Plan Revision
- g. Public Hearing
1. (I2g1) **RZ23-01-01**, Major PUD (Planned Unit Development) Revision, located off Laurel Drive, Tax Map 060 Parcel 1698, 17.8 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Danielle Montgomery.
 2. (I2g2) **RZ23-01-02**, Rezoning from C-2 (General Commercial) to M-1 (Light Industrial), 475 Lewiston Road, Tax Map 061 Parcel 030L, 0.73 +/- acre portion of 30.46 +/- acres, and currently split zoned M-1 (Light Industrial) and C-2 (General Commercial). Commission District 2. Staff Assignment Will Butler.
 3. (I2g3) **VA23-01-01**, Variance to Sections 90-98 *List of Lot & Structure Requirements*, Sections 90-139 *Buffers & Screening*, and Section 90-147 (h)(3) *Use Provisions*, 475 Lewiston Road, Tax Map 061 Parcel 030L, 0.73 +/- acre portion of 30.46 +/- acres, and currently split zoned M-1 (Light Industrial) and C-2 (General Commercial). Commission District 2. Staff Assignment Will Butler.
 4. (I2g4) **RZ23-01-03**, Rezoning from R-A (Residential Agricultural) to R-1 (Single Family Residential), located off Louisville Road, Tax Map 040 Parcel 043, 29.4 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Dylan Douglas.
 5. (I2g5) **Concept Plan**, Byrd Farm Estates, Located off Louisville Road, Tax Map 040 Parcel 043, 29.4 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.

6. (I2g6) **RZ23-01-04**, Major PUD (Planned Unit Development) Revision, located on Columbia Road, Tax Map 061 Parcel 081U, 15.9 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Will Butler.
7. (I2g7) **RZ23-01-05**, Rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.58 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Will Butler.
8. (I2g8) **VA23-01-02**, Variance to Section 90-98 *List of Lot & Structure Requirements*, 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.58 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Will Butler.
9. (I2g9) **RZ23-01-06**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 936 Appling Harlem Road, Tax Map 031A Parcel 047, 2.92 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
10. (I2g10) **RZ23-01-07**, Rezoning from Unzoned Railroad Right of Way to M-1 (Light Industrial), located off Washington Road, Tax Map NA Parcel NA, 4.0 +/- acres, and currently Unzoned. Commission District 1. Staff Assignment Danielle Montgomery.
11. (I2g11) **VA23-01-03**, Variance to Section 90-98 *List of Lot and Structure*, located off Washington Road, Tax Map NA Parcel NA, located off Washington Road, 4.0 +/- acres, and currently Unzoned. Commission District 1. Staff Assignment Danielle Montgomery.
12. (I2g12) **RZ23-01-08**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), located off Cobbham Road, Tax Map 004 portion of Parcel 002, 0.25 +/- acres of an overall 132 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Will Butler.
13. (I2g13) **VA23-01-04**, Variance to Section 18-305 *Application and other Requirements* and Section 18-308 *Height of Telecommunications Tower(s)*, located off Cobbham Road, Tax Map 004 portion of Parcel 002, 0.25 +/- acres of an overall 132 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Will Butler.

h. Text Amendments

i. Items Added (which need immediate action)

J. LEGAL MATTERS

County Attorney Driver

K. STAFF AND COMMISSIONER COMMENTS

L. PUBLIC COMMENTS AND PARTICIPATION

The next scheduled Planning Commission meeting is Thursday, January 19, 2023, at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.