



**Columbia County Planning Commission
Proposed Agenda for February 2, 2023 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:
Countywide – Russell Wilder

District 1 – James Van Meter
District 2 – Marty Jackson

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

- A. CALL TO ORDER Chairman Dempsey
- B. INVOCATION Chairman Dempsey
- C. PLEDGE OF ALLEGIANCE Chairman Dempsey
- D. ROLL CALL / QUORUM Chairman Dempsey
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Dempsey
 - 1. (E1) January 19th, 2023
- F. APPROVAL OF THE AGENDA Chairman Dempsey
- G. PRESENTATION Chairman Dempsey
- H. DEBATE AGENDA Chairman Dempsey
 - 1. Unfinished Business Chairman Dempsey
 - a. Rezoning
 - 1. (H1a1) **RZ23-01-04**, Major PUD (Planned Unit Development) Revision, 5356 Columbia Road, Tax map 061 Parcel 081U, 15.9 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Nayna Mistry. **Postponed from January 5th, 2023.**
 - b. (H1b) Variation
 - 1. (H1b1) **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 Nayna Mistry. **Postponed from January 5th, 2023.**
 - 2. New Business Chairman Dempsey
 - a. (H2a) Minor Waiver
 - 1. (H2a1) **MW23-01-01**, 3439 Hilltop Trail, Tax map 059 Parcel 879, 0.25 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Will Butler. **For information only.**
 - b. Preliminary Plat
 - 1. (H2b1) **Wrights Farm Section III**, off Wrightsboro Road, Tax map 075 Parcel 098 & Tax map 069 Parcel 097C, 25.4 total acres, 81 lots, and currently zoned PUD (Planned Unit Development). Commission District 2. Staff Assignment Danielle Montgomery.

c. Final Plat

1. (H2c1) **River Oaks Phase 3**, off Hardy McManus Road, Tax map 071 Parcel 244, 14.86 acres, 35 lots, R-2 (Single Family Residential). Commission District 1. Staff Assignment Danielle Montgomery.

d. Public Hearing

1. (H2d1) **RZ23-02-01**, Rezoning from PUD (Planned Unit Development) to S-1 (Special), 777 Jones Creek, Tax map 077H Parcel 731, 6.945 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Will Butler.
2. (H2d2) **VA23-02-01**, Variance to Section 90-135 *Signs*, 140 Cooper Drive, Tax map 083 Parcel 170, 0.53 +/- acres, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Danielle Montgomery.

e. Items Added (which need immediate action)

I. LEGAL MATTERS	County Attorney Driver
J. STAFF AND COMMISSIONER COMMENTS	Chairman Dempsey
K. PUBLIC COMMENTS AND PARTICIPATION	Chairman Dempsey

The next scheduled Planning Commission meeting is Thursday, February 16, 2023 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.