



**Columbia County Planning Commission
Proposed Agenda for February 16, 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) February 2nd, 2023
- F. APPROVAL OF THE AGENDA Chairman Dempsey
- G. PRESENTATION Chairman Dempsey
- H. DEBATE AGENDA Chairman Dempsey
 - 1. Unfinished Business Chairman Dempsey
 - a. (H1a) **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 January 5th, 2023.**
 - b. (H1b) **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. **Postponed from January 5th, 2023.**
 - c. (H1c) **VA23-01-03**, Variance to Section 90-98 *List of lot and structure requirements*, located off Washington Road, Tax map NA Parcel NA, 4.0 +/- acres, and currently Unzoned. Commission District 1. Staff Assignment Danielle Montgomery. **Postponed from January 5th, 2023.**
 - d. (H1d) **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. **Postponed from January 5th, 2023.**
 - e. (H1e) **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. **Postponed from January 5th, 2023.**
 - f. (H1f) **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. **Postponed from January 5th, 2023.**

- g. (H1g) **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. **Postponed from January 5th, 2023.**

2. New Business

Chairman Dempsey

a. Conceptual Plan

1. (H2a1) **Timber Creek**, 48 lots, off Mullikin Road, Tax map 077 Parcels 050B & portion of 050A, 57.08 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Danielle Montgomery.

b. (H2b) Provisional Home Occupation

1. (H2b1) **Augusta Dumpster Rentals, LLC**, 539 Emerson Drive, Tax map 041 Parcel 023X, 15.34 +/- Acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.

c. Plan Revision

1. (H2c1) **RZ23-02-05**, Minor S-1 (Special) Revision, off Gateway Boulevard, Tax map 068 Parcel 958F, 50.8 +/- acres, and currently zoned S-1 (Special). Commission District 2. Staff Assignment Will Butler.
2. (H2c2) **RZ23-02-06**, Minor PUD (Planned Unit Development) Revision, 777 Jones Creek, Tax map 077H Parcel 731, 6.95 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Will Butler.

d. Public Hearing

1. (H2d1) **RZ23-02-02**, Major S-1 (Special) Revision, 3765 Riverwatch Parkway, Tax map 077F Parcel 049A, 1.2 +/- acres, and currently zoned S-1 (Special). Commission District 1. Staff Assignment Dylan Douglas.
2. (H2d2) **RZ23-02-03**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 4432 Wrightsboro Road, Tax map 074B Parcel 002A, 1.7 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 2. Staff Assignment Nayna Mistry.
3. (H2d3) **RZ23-02-04**, Conditional Use for a Tattoo Parlor, 3821 Washington Road, Tax map 077C Parcel 049, 0.9 +/- acres, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Will Butler
4. (H2d4) **VA23-02-02**, Variance to Section 90-147(h)(4)(b) *Use provisions*, 4750 Washington Road, Tax map 066 Parcel 068A, 1.0 +/- acres, and currently zoned C-2 (General Commercial). Commission District 3. Staff Assignment Danielle Montgomery.
5. (H2d5) **VA23-02-03**, Variance to Section 90-53 *List of lot & structure requirements*, 2718 Birdsong Way, Tax map 077 Parcel 865, 9.74 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas.

e. Text Amendments

f. Items Added (which need immediate action)

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| 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, March 2nd at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.