



**Columbia County Planning Commission
Proposed Agenda for March 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

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| 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 16th, 2023 | |
| F. APPROVAL OF THE AGENDA | Chairman Dempsey |
| G. PRESENTATION | Chairman Dempsey |
| H. DEBATE AGENDA | Chairman Dempsey |
| 1. New Business | Chairman Dempsey |
| a. (H1a) Request to change the Planning Commission Meeting from April 6th to March 30th. | |
| b. (H1b) Provisional Home Occupation | |
| 1. (H1b1) Randolph Property Group II, LLC , 4864 Hardy McManus Road, Tax Map 065 Parcel 016F, 12.3 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Will Buttlr. | |
| c. Final Plat | |
| 1. (H1c1) Quaker Knoll Phase 2 , off Wrightsboro Road, Tax Map 051 Parcel 066B, 29.22 +/- acres, 68 lots, and currently zoned R-2 (Single Family Residential). Commission District 4. Staff Assignment Danielle Montgomery. | |
| d. Public Hearing | |
| 1. (H1d1) RZ23-03-01 , Rezoning from R-3 (Single Family Residential) to P-1 (Professional), 3535 Stardust Road, Tax Map 082B Parcel 037, 0.37 +/- acres, and currently zoned R-3 (Single Family Residential). Commission District 1. Staff Assignment Will Butler. | |
| 2. (H1d2) VA23-03-03 , Variance to Sections 90-98 <i>List of lot & structure requirements & 90-139 Buffers & Screening</i> , 3535 Stardust Road, Tax Map 082B Parcel 037, 0.37 +/- acres, and currently zoned R-3 (Single Family Residential). Commission District 1. Staff Assignment Will Butler. | |
| 3. (H1d3) RZ23-03-02 , Rezoning from R-1 (Single Family Residential) to R-2 (Single Family Residential), 343 Gardenia Drive, Tax Map 065A Parcel 295, 0.05 +/- | |

acre portion of an overall 1.5 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery.

4. (H1d4) **VA23-03-01**, Variance to Section 90-53 *List of lot & structure requirements*, 5460 Washington Road, Tax Map 057A Parcel 063, 2.5 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Dylan Douglas.
5. (H1d5) **VA23-03-02**, Variance to Section 90-147(i)(3) *Use provisions*, 4408 Evans to Locks Road, Tax Map 077A Parcel 011G, 6.67 +/- acres, and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Nanya Mistry.

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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 16th at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.