



**Columbia County Planning Commission  
Proposed Agenda for March 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) March 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) **RZ23-01-05**, Rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.578 +/- acres and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Will Butler. **Postponed from January 5th, 2023.**
    - b. (H1b) **VA23-01-02**, Variance to Sections 90-98 List of Lot & Structure Requirements, 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.578 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Will Butler. **Postponed from January 5th, 2023.**
    - c. (H1c) **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. **Postponed from March 2nd, 2023.**
    - d. (H1d) **VA23-03-03**, Variance to Sections 90-98 *List of lot & structure requirements & 90-139 Buffers & Screening*, 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 **Postponed from March 2nd, 2023.**
  - 2. New Business Chairman Dempsey
    - a. (H2a) Massage Operator's License
      - 1. (H2a1) **Massage Operator's License for Jessica Yates dba Balance Bodywork**, 3685 Riverwatch Parkway, Suite 100, Tax map 079 parcel 002, Massage on premises and mobile services. Commission District 1. Staff Assignment Will Butler.

b. (H2b) Provisional Home Occupation

1. (H2b1) **Cloud Construction, Inc.**, 1905 Smith Crawford Road, Tax Map 009 Parcel 020B, 16.66 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.

c. (H2c) Temporary Use Authorization

1. (H2c1) **Temporary Use Authorization**, 4945 Hardy McManus Road, Tax Map 065, Parcel 009C, 49.9 +/- acres, and currently zoned S-1 (Special). Commission District 3. Staff Assignment Dylan Douglas. **Presented as information only.**
2. (H2c2) **Temporary Use Authorization**, 70 Champions Parkway, Tax Map 065 Parcel 1261, 8.23 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Dylan Douglas. **Presented as information only.**
3. (H2c3) **Temporary Use Authorization**, Off Champions Parkway, Tax Map 065 Parcel 888A, 5.2 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Dylan Douglas. **Presented as information only.**
4. (H2c4) **Temporary Use Authorization**, Off Champions Parkway, Tax Map 065 Parcel 1320, 362.83 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Dylan Douglas. **Presented as information only.**
5. (H2c5) **Temporary Use Authorization**, Off of Riverwood Parkway, Tax Map 065 Parcel 386B, 28.3 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Dylan Douglas. **Presented as information only.**

d. Preliminary Plat

1. (H2d1) **Four Oaks Phase 4**, 32 Lots, Off Hereford Farm Road, Tax Map 060 Parcel 1628, 19.67 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Danielle Montgomery.

e. (H2e) Final Plat

1. (H2e1) **Canton Park Phase 3**, 20 Lots, Off River Watch Parkway, Tax Map 078 Parcel 924, 2.7 +/- acres and currently zoned T-R (Townhouse Residential) & A-R10 (Apartment Residential). Commission District 1. Staff Assignment Danielle Montgomery.
2. (H2e2) **Tillery Park Section II**, 62 Lots, Off Baker Place Road, Tax Map 051 Parcel 049B and portion of 049D, 17.61 +/- acres, and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Danielle Montgomery.

f. Public Hearing

1. (H2f1) **RZ23-03-03**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 3265 Jacqueline Drive, Tax Map 015 Parcel 022, 2.4 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Will Butler.
2. (H2f2) **RZ23-03-04**, Major S-1 (Special) Revision, 4567 Cox Road, Tax Map 072B Parcel 128, 0.44 +/- acres, and currently zoned S-1 (Special). Commission District 3. Staff Assignment Nayna Mistry.
3. (H2f3) **RZ23-03-05**, Rezoning from R-2 (Single Family Residential) to C-2 (General Commercial), 4539, 4543, 4547, & 4551 Riverwatch Parkway & 525, 527, 531, & 533 Rountree Way, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171,

170, & 166, 3.0 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Will Butler.

4. (H2f4) **VA23-03-06**, Variance to Sections 90-98 *List of Lot & Structure Requirements*, 90-139 *Buffers & Screening*, 90-147 (h)(4)(b) *Use Provisions*, and 90-147 (i)(3) *Use Provisions*, 4539, 4543, 4547, 4551 Riverwatch Parkway & 525, 527, 531, & 533 Rountree Way, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170, & 166, 3.0 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Will Butler.
5. (H2f5) **VA23-03-07**, Variation to Section 90-96 (c) *Evans town center overlay district*, 4539, 4543, 4547, 4551 Riverwatch Parkway & 525, 527, 531, & 533 Rountree Way, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170, & 166, 3.0 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Will Butler.
6. (H2f6) **VA23-03-04**, Variances to Section 90-139 *Buffers & Screening* and Section 90-147(i)(11) *Use Provisions*, 6001 Horizon South Parkway, Tax Map 069 Parcel 001K, 4.5 +/- acres, and currently zoned M-2 (General Industrial). Commission District 4. Staff Assignment Dylan Douglas.
7. (H2f7) **VA23-03-05**, Variance to Section 90-53 *List of Lot and Structure Requirements*, 3724 Postell Lane, Tax Map 001A Parcel 138, 0.25 +/- acres, and currently zoned R-4 (Recreational Residential). Commission District 3. Staff Assignment Danielle Montgomery.

g. Text Amendments

h. 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, March 30th at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.**