



**Columbia County Planning Commission
Proposed Agenda for April 20, 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 30th, 2023
- F. APPROVAL OF THE AGENDA Chairman Dempsey
- G. PRESENTATION Chairman Dempsey
- H. DEBATE AGENDA Chairman Dempsey
 - 1. Unfinished Business Chairman Dempsey
 - a. (H1a) **RZ23-03-05**, 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. **Postponed from March 16th, 2023.**
 - b. (H1b) **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. **Postponed from March 16th, 2023.**
 - c. (H1c) **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. **Postponed from March 16th, 2023.**
 - 2. New Business Chairman Dempsey
 - a. (H2a) Massage Operator's License
 - 1. (H2a1) **Massage Operator's License for Parichad Kormondy dba N & P Group, LLC**, 101 Maple Drive Suite 5, Tax Map 073C Parcel 014, Massage at premise address only. Commission District 2. Staff Assignment Will Butler.
 - b. Conceptual Plan

1. (H2b1) **Timber Creek**, Off Mullikin Road, Tax Map 077 Parcels 050B & 050A (Portion of) 62.39 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Danielle Montgomery.
2. (H2b2) **Highland Lakes West Section 1**, 53 lots, Off William Few Parkway, Tax Map 060 Parcel 1767 (Portion of) 20.34 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery.
- c. (H2c) Temporary Use Authorization
 1. (H2c1) **Temporary Use Authorization**, 1000 Madelyn Court, Tax Map 030 Parcel 183, 2.84 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Nayna Mistry.
- d. Public Hearing
 1. (H2d1) **RZ23-04-01**, Major PRD (Planned Residential Development) Revision, 5001 High Meadows Drive, Tax Map 050 Parcel 010, 49.2 +/- acres, and currently zoned PRD (Planned Residential Development). Commission District 3. Staff Assignment Will Butler.
 2. (H2d2) **RZ23-04-02**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 2278 Wortham Lane, Tax Map 039 Parcel 048V, 14.5 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Will Butler.
 3. (H2d3) **RZ23-04-03**, Major PUD (Planned Unit Development) Revision, located off William Few Parkway, Tax Map 065 Parcel 934, 3.56 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Will Butler.
 4. (H2d4) **VA23-04-01**, Variance to Section 90-53 *List of Lot & Structure Requirements*, 722-736 Campana Drive, Tax Map 071 Parcels 137-144, 2.29 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas.
 5. (H2d5) **VA23-04-02**, Variance to Section 90-53 *List of Lot & Structure Requirements*, 721-731 Campana Drive, Tax Map 071 Parcels 083-088, 1.98 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 1. Staff Assignment Danielle Montgomery.
 6. (H2d6) **VA23-04-03**, Variance to Sections 90-140 *Placement of Buildings & Structures* and 90-147(g)(10)(b) *Use Provisions*, 925 Husk Box Way, Tax Map 062 Parcel 086N, 1.19 +/- acres, and currently zoned C-2 (General Commercial). Commission District 4. Staff Assignment Dylan Douglas.
 7. (H2d7) **VA23-04-04**, Variation to Section 90-99 *Corridor protection overlay district*, 3508 Washington Road, Tax Map 082D Parcel 039, 3.63 +/- acres, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Nayna Mistry.
- e. Text Amendments
- f. Items Added (which need immediate action)

I. LEGAL MATTERS

County Attorney Driver

J. STAFF AND COMMISSIONER COMMENTS

Chairman Dempsey

The next scheduled Planning Commission meeting is Thursday, May 4th at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.