



**Columbia County Planning Commission
Proposed Agenda for June 29, 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) June 15th, 2023
- F. APPROVAL OF THE AGENDA Chairman Dempsey
- G. PRESENTATION Chairman Dempsey
- H. DEBATE AGENDA Chairman Dempsey
 - 1. (H1) Unfinished Business
 - a. (H1a) **RZ23-06-02**, Conditional Use for a Bed and Breakfast, 635 River Pines Drive, Tax Map 077 Parcel 050, 6.29 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas. **Postponed from June 15th, 2023.**
 - 2. New Business Chairman Dempsey
 - a. Massage Operator's License
 - 1. (H2a1) **Massage Operator's License for Prospering in Wellness LLC dba Elements Massage Evans**, 935 Ronald Reagan Drive, Suite 103, Tax Map 072 Parcel 231Q, 1.08 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Will Butler.
 - b. (H2b) Provisional Home Occupation
 - 1. (H2b1) **CS Customs**, 3502 Ray Owens Road, Tax map 014 Parcel 055A, 2.32 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Danielle Montgomery.
 - c. (H2c) Temporary Use Authorization
 - 1. (H2c1) **Temporary Use Authorization**, 3508 Washington Road, Tax Map 082D Parcel 039, 3.63 +/- acres, and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Danielle Montgomery. **Presented as information only.**
 - d. Preliminary Plat

1. (H2d1) **White Oak Road Subdivision**, 10 lots, Off White Oak Road, Tax map 008 Parcel 015L, 107.58 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
- e. (H2e) Final Plat
 1. (H2e1) **Misty Meadows Phase 1**, 71 lots, Off William Few Parkway, Tax map 050 Parcel 010, 24.09 +/- acres, and currently zoned PRD (Planned Residential Development). Commission District 3. Staff Assignment Danielle Montgomery.
- f. Public Hearing
 1. (H2f1) **RZ23-06-04**, Rezoning from M-2 (General Industrial) to C-C (Community Commercial), 5863 Washington Road, Tax Map 036 portion of Parcel 034, 0.59 +/- acres out of a total of 150.67 +/- acres, and currently zoned M-2 (General Industrial). Commission District 3. Staff Assignment Will Butler.
 2. (H2f2) **VA23-06-06**, Variance to Sections 90-133 *Parking*, 90-135 *Signs*, & 90-139 *Buffers & Screening*, 6008 Clarks Hill Road, off Washington Road, and 5836 Washington Road, Tax Map 036 Parcels 012 & 013 and a portion of 034, a total of 3.83 +/- acres, and currently zoned C-C (Community Commercial) and M-2 (General Industrial). Commission District 3. Staff Assignment Will Butler.
 3. (H2f3) **RZ23-06-05**, Rezoning from R-2 (Single Family Residential) to C-C (Community Commercial), 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Dylan Douglas.
 4. (H2f4) **VA23-06-07**, Variance to Section 90-147(g)(10)(b) *Use Provisions*, 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Dylan Douglas.
 5. (H2f5) **RZ23-06-06**, Major PUD (Planned Unit Development) Revision, 1000 West Lake Commons Road, Tax Map 0082 Parcel 526, 5.68 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Will Butler.
 6. (H2f6) **RZ23-06-07**, Minor S-1 (Special) Revision, 285 Flowing Wells Road, Tax Map 079 Parcel 066, 50 +/- acres, and currently zoned S-1 (Special). Commission District 2. Staff Assignment Danielle Montgomery.
 7. (H2f7) **VA23-06-05**, Variance to Section 90-98 *List of lot & Structure Requirements*, 210 Meridian Drive, Tax Map 062 Parcel 086I, 1.55 +/- acres, and currently zoned C-2 (General Commercial). Commission District 4. Staff Assignment Will Butler.
 8. (H2f8) **VA23-06-08**, Variance to Sections 90-139 *Buffers & Screening* & 90-147(g)(10)(b) *Use Provisions*, off Columbia Road, off Lewiston Road, & 120 Lewiston Road, Tax Map 061 Parcels 020M, 022A, & 022, a total of 8.83 +/- acres, and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Will Butler.
- 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, July 20, 2023 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.