



**Columbia County Planning Commission  
Proposed Agenda for December 7, 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) November 16th, 2023
- F. APPROVAL OF THE AGENDA Chairman Dempsey
- G. PRESENTATION Chairman Dempsey
- H. DEBATE AGENDA Chairman Dempsey
  - 1. New Business Chairman Dempsey
    - a. Massage Operator's License
      - 1. (H1a1) **Massage Operator's License for SLM Massage and Mobile Services**, 544 Great Falls, Tax Map 061 Parcel 722. Mobile massage services only. Commission District 3. Staff Assignment Will Butler.
    - b. (H1b) Final Plat
      - 1. (H1b1) **Wrights Farm Section III**, 80 lots, Off Wrightsboro Road, Tax Map 069 Parcel 097C, 29.75 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 2. Staff Assignment Danielle Montgomery.
    - c. (H1c) Architectural Review
      - 1. (H1c1) **Parker's Kitchen**, Condition of Rezoning - Architectural Review, 5170 Columbia Road, Tax Map 061 Parcel 020M, 8.83 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Nayna Mistry.
    - d. Public Hearing
      - 1. (H1d1) **RZ23-12-01**, Rezoning from PUD (Planned Unit Development) to R-A (Residential Agricultural), Off Wrightsboro Road, Tax Map 029 Parcel 037I, 3.89 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 4. Staff Assignment Danielle Montgomery.
      - 2. (H1d2) **RZ23-12-02**, Rezoning from R-1 (Single Family Residential) to C-C (Community Commercial), 5221, 5233, & 5225 Columbia Road, Tax Map 061 Parcels 008, 009, 010 & 011C, 11.1 +/- acres and currently zoned R-1 (Single Family Residential). Commission District 2. Staff Assignment Will Butler.

3. (H1d3) **VA23-12-04**, Variance to Section 90-139 *Buffers and Screening*, 5233 Columbia Road, Tax Map 061 Parcel 011C, 8.76 +/- acres and currently zoned R-1 (Single Family Residential). Commission District 2. Staff Assignment Will Butler.
4. (H1d4) **RZ23-12-03**, Rezoning from R-2 (Single Family Residential) to P-1 (Professional) with a Conditional Use for Massage, 216 North Belair Road, Tax Map 073D Parcel 029, 2.136 +/- acres and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Nayna Mistry.
5. (H1d5) **VA23-12-07**, Variance to Section 90-98 *List of lot and structure requirements*, 216 North Belair Road, Tax Map 073D Parcel 029, 2.136 +/- acres and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Nayna Mistry.
6. (H1d6) **RZ23-12-04**, Rezoning from R-2 (Single Family Residential) to C-2 (General Commercial), 525, 527, 531, & 533 Rountree Way, 4539, 4543, 4547 & 4551 Riverwatch Parkway, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170 & 166, a total of 3.0 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Will Butler
7. (H1d7) **VA23-12-05**, Variance to Sections 90-147 (h)(4)(b) *Use provisions* and 90-147 (i)(3) *Use provisions*, 525, 527, 531, & 533 Rountree Way, 4539, 4543, 4547 & 4551 Riverwatch Parkway, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170 & 166, a total of 3.0 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Will Butler.
8. (H1d8) **RZ23-12-05**, Major PRD (Planned Residential Development) Revision, 4045 Evans to Locks Road, Tax Map 078 Parcel 048F, 7.15 +/- acres and currently zoned PRD (Planned Residential Development). Commission District 1. Staff Assignment Danielle Montgomery.
9. (H1d9) **VA23-12-01**, Variance to Section 90-147(g)(10)(b)(2)(v) *Use Provisions*, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.45 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Danielle Montgomery.
10. (H1d10) **VA23-12-02**, Variance to Section 90-144 *Placement of Buildings & Structures*, 983 Watermark Drive, Tax Map 060 Parcel 693, 0.17 +/- acres and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Will Butler.

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, December 21st, 2023 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.**