



**Columbia County Planning Commission
Proposed Agenda for January 18, 2024 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:
Countywide – Mark Moody

District 1 – James Van Meter
District 2 – Marty Jackson

District 3 – Vacant
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. ELECTION OF OFFICERS
- F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Dempsey
 - 1. (F1) January 4th, 2024
- G. APPROVAL OF THE AGENDA Chairman Dempsey
- H. PRESENTATION Chairman Dempsey
 - 1. (H1) 2023 Year in Review
- I. DEBATE AGENDA Chairman Dempsey
 - 1. (I1) Unfinished Business
 - a. (I1a) **RZ23-12-07**, Rezoning R-A (Residential Agricultural) to S-1 (Special), 0.08 +/- acre portion of 5019 High Meadows Drive, Tax Map 050 portion of Parcel 012, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Will Butler. **Postponed from 12.21.2023.**
 - b. (I1b) **VA23-12-08**, Variance to Section 18-308 *Height of telecommunications tower(s)*, 0.08 +/- acre portion of 5019 High Meadows Drive, Tax Map 050 portion of Parcel 012, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Will Butler. **Postponed from 12.21.2023.**
 - c. (I1c) **RZ24-01-03**, Major S-1 (Special) Plan Revision, 6075 Ridge Road, Tax Map 034 Parcel 002, 31.94 +/- acres and currently zoned S-1 (Special). Commission District 3. Staff Assignment Will Butler. **Postponed from 01.04.2024.**
 - 2. New Business Chairman Dempsey
 - a. (I2a) Conceptual Plan
 - 1. (I2a1) **Wright's Farm, Section III Revision**, off Wrightsboro Road, Tax map 069 Parcel 097C & a portion of Parcel 098, 29.75 +/- acres, 80 Lots, PUD (Planned Unit Development). Commission District 2. Staff Assignment Will Butler
 - b. Public Hearing

1. (I2b1) **RZ24-01-04**, Rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.58 +/- acres and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Will Butler.
 2. (I2b2) **RZ24-01-05**, Major PRD (Planned Residential Development) Revision, for multiple properties off Baker Place Road, Tax Map 051 Parcel 049C, 34.15 acres and Tax Map 051A Parcels 085 - 098; 179 - 184; and 207, 0.14-0.18 acres each and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Danielle Montgomery.
 3. (I2b3) **RZ24-01-06**, Rezoning from S-1 (Special) to R-A (Residential Agricultural), 6059 Harlem Grovetown Road, Tax Map 042 Parcel 044, 3.604 +/- acres and currently zoned S-1 (Special). Commission District 4. Staff Assignment Danielle Montgomery.
 4. (I2b4) **RZ24-01-07**, Conditional Use for Massage, 4320 Washington Road, Tax Map 072A Parcel 109, 0.28 +/- acres and currently zoned C-2 (General Commercial). Commission District 3. Staff Assignment Dylan Douglas.
 5. (I2b5) **RZ24-01-08**, Major PUD (Planned Unit Development) Revision, 501 Oxbow Drive, Tax Map 061 Parcel 2116, 1.06 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Will Butler.
 6. (I2b6) **RZ24-01-09**, Major PUD (Planned Unit Development) Revision, 714 Marsh Point Road, Tax Map 081 Parcel 238, 0.44 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Dylan Douglas.
 7. (I2b7) **RZ24-01-10**, Conditional Use for a Place of Worship, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres and currently zoned P-1 (Professional). Commission District 2. Staff Assignment Dylan Douglas.
 8. (I2b8) **VA24-01-03**, Variance to Section 90-139 *Buffers & screening*, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres and currently zoned P-1 (Professional). Commission District 2. Staff Assignment Dylan Douglas.
 9. (I2b9) **VA24-01-02**, Variance to Section 90-139 *Buffers & screening*, 4975 Gateway Boulevard, Tax Map 068 Parcel 960, 2.71 +/- acres and currently zoned P-1 (Professional). Commission District 2. Staff Assignment Will Butler.
- c. Text Amendments
- d. Items Added (which need immediate action)

J. LEGAL MATTERS	County Attorney Driver
K. STAFF AND COMMISSIONER COMMENTS	Chairman Dempsey
L. PUBLIC COMMENTS AND PARTICIPATION	Chairman Dempsey

The next scheduled Planning Commission meeting is Thursday, February 1st, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.