



**Columbia County Planning Commission
Proposed Agenda for March 7, 2024 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:

Vice Chairman Mark Moody – Countywide

James Van Meter – District 1

Chairman Marty Jackson – District 2

Emory Holloway – District 3

Ryan Cato – District 4

- A. CALL TO ORDER Chairman Jackson
- B. INVOCATION Chairman Jackson
- C. PLEDGE OF ALLEGIANCE Chairman Jackson
- D. ROLL CALL / QUORUM Chairman Jackson
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Jackson
 - 1. (E1) February 15th, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. New Business
 - a. Massage Operator's License
 - 1. (H1a1) **Massage Operator's License for Megan Williams dba Massage by Meg**, 4434 Columbia Road Suite 204, Tax Map 073G Parcel 082. Massage at premise address and mobile massage services. Commission District 3. Staff Assignment Will Butler.
 - 2. (H1a2) **Massage Operator's License for Jennifer Soto dba Jennifer Soto Massage Therapy**, 2504 Dan St, Augusta, GA. Mobile massage services only. Staff Assignment Will Butler.
 - b. (H1b) Architectural Review
 - 1. (H1b1) **Valvoline**, Condition of Rezoning - Architectural Review, 428 Lewiston Road, Tax Map 068 Parcel 054C, 1.068 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Nayna Mistry.
 - c. Conceptual Plan
 - 1. (H1c1) **Amanah Village**, 60 lots, 435 Old Evans Road, Tax Map 079 Parcels 232 & 232B, 9.65 +/- acres and currently zoned T-R (Townhouse Residential)/R-3 (Single Family Residential). Commission District 1. Staff Assignment Danielle Montgomery.
 - d. Preliminary Plat
 - 1. (H1d1) **Cedar Vale**, 44 lots, Off Laurel Drive, Tax Map 060 Parcel 1698, 17.8 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Danielle Montgomery.

e. Final Plat

1. (H1e1) **Byrd Farm Estates**, 15 lots, Off Louisville Road, Tax Map 040 Parcel 043, 29.4 +/- acres and currently zoned R-1 (Single Family Residential). Commission District 4. Staff Assignment Danielle Montgomery.
2. (H1e2) **Highland Lakes Section II**, 57 lots, Off William Few Parkway, Tax Map 060 Parcel 1836, 18.52 +/- acres and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery.

f. Public Hearing

1. (H1f1) **RZ24-03-01**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 4080 Gordon Highway, Tax Map 032 Parcel 109B. 25 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
2. (H1f2) **VA24-03-02**, Variance to Section 90-139 *Buffers and Screening*, 403 Beverly Road, Tax Map 074 Parcel 084A, 1.40 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Dylan Douglas.
3. (H1f3) **RZ24-03-02**, Rezoning from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial) with a Conditional Use for a Convenience Store with Fuel Pumps, 1535 Appling Harlem Road, Tax Map 029 Parcel 029, 2.0 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Will Butler.
4. (H1f4) **VA24-03-03**, Variance to Section 90-147(g)(10)(b)(2)(i) *Use provisions*, 1535 Appling Harlem Road, Tax Map 029 Parcel 029, 2.0 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 4. 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 Jackson

K. PUBLIC COMMENTS AND PARTICIPATION

Chairman Jackson

The next scheduled Planning Commission meeting is Thursday, March 21st, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.