



**Columbia County Planning Commission
Proposed Agenda for March 21, 2024 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:

Vice Chairman Mark Moody – Countywide

James Van Meter – District 1

Emory Holloway – District 3

Chairman Marty Jackson – District 2

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) March 7th, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. (H1) Unfinished Business
 - a. (H1a) **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. **Postponed from 03.07.2024.**
 - b. (H1b) **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. **Postponed from 03.07.2024.**
 - 2. New Business
 - a. Public Hearing
 - 1. (H2a1) **RZ24-03-03**, Rezoning from C-3 (Heavy Commercial) to S-1 (Special), 245 Rose Street, 3262 Rose Court, & 3866 Rose Lane, Tax Map 078D Parcels 123B, 021B & 122, a combined 5.4 +/- acres and currently zoned C-3 (Heavy Commercial). Commission District 1. Staff Assignment Dylan Douglas.
 - 2. (H2a2) **RZ24-03-04**, Major PUD (Planned Unit Development) Revision, 2024 Highgrass Court, Tax Map 067 Parcel 1120, 0.27 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 2. Staff Assignment Dylan Douglas.
 - 3. (H2a3) **VA24-03-04**, Variation to Section 90-99 *Corridor Protection Overlay*, 3720 Washington Road, Tax Map 082G Parcel 021, 0.99 +/- acres and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Nayna Mistry.

4. (H2a4) **VA24-03-05**, Variance to Section 90–135 *Signs*, 925 Husk Box Way, Tax Map 062 Parcel 086N, 1.19 +/- acres and currently zoned C-2 (General Commercial). Commission District 4. Staff Assignment Danielle Montgomery.

b. Text Amendments

c. 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, April 4th, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.