



**Columbia County Planning Commission
Proposed Agenda for April 4, 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
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- 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 21st, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. New Business
 - a. (H1a) Architectural Review
 - 1. (H1a1) **West Lake Commons**, Condition of Rezoning - Architectural Review, 1000 West Lake Commons Drive, Tax Map 082 Parcel 526, 5.68 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Nayna Mistry.
 - 2. (H1a2) **Jordan Family Dentistry**, Condition of Rezoning - Architectural Review, 440 Westhaven Court, Tax Map 050 Parcel 006K, 3.7 +/- acres and currently zoned P-1 (Professional). Commission District 3. Staff Assignment Nayna Mistry.
 - b. Preliminary Plat
 - 1. (H1b1) **Greenpoint North Section 1**, 128 lots, Off Appling Harlem Road, Tax Map 029 Parcels 036, 037B, & 038, 26.5 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 4. Staff Assignment Danielle Montgomery.
 - c. Public Hearing
 - 1. (H1c1) **Temporary Use Authorization**, 37 Champions Parkway, Tax Map 065 Parcel 1320, 362.83 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Dylan Douglas.
 - 2. (H1c2) **Temporary Use Authorization**, 0 Champions Parkway, Tax Map 065 Parcel 888A, 5.20 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Dylan Douglas.

3. (H1c3) **Temporary Use Authorization**, 70 Champions Parkway, Tax Map 065 Parcel 1261, 8.23 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Dylan Douglas.
4. (H1c4) **Temporary Use Authorization**, 4945 Hardy McManus Road, Tax Map 065, Parcel 009C, 49.90 +/- acres, and currently zoned S-1 (Special). Commission District 3. Staff Assignment Dylan Douglas.
5. (H1c5) **Temporary Use Authorization**, 0 Riverwood Parkway, Tax Map 065 Parcel 386B, 28.30 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Dylan Douglas.
6. (H1c6) **RZ24-04-01**, Rezoning from R-2 (Single Family Residential) to C-C (Community Commercial) & C-2 (General 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 Will Butler.
7. (H1c7) **RZ24-04-02**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 1892 Appling Harlem Road, Tax Map 028 portion of Parcel 015E, 3.59 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Dylan Douglas.
8. (H1c8) **VA24-04-01**, Variance to Section 90-53 *List of lot & structure requirements*, 8026 Lakeside Drive, Tax Map 001B Parcel 053, 0.4 +/- acres, and currently zoned R-4 (Recreational Residential). Commission District 3. Staff Assignment Will Butler.
9. (H1c9) **VA24-04-02**, Variance to Section 34-1 *Major site grading* and 90-139 *Buffers and Screening*, located off William Few Parkway, Tax Map 060 Parcel 1836, 61.48 +/- acres and currently zoned R-2 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery.
10. (H1c10) **VA24-04-03**, Variance to Section 90-53 *List of lot and Structure Requirements*, 3123, 3125, 3127, 3129, & 3131 Carillon Way, Tax Map 071 Parcels 099, 100, 101, 102, & 103, 2.35 +/- combined acres, and currently zoned R-2 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas.
11. (H1c11) **VA24-04-04**, Variance to Section 90-53 *List of lot and Structure Requirements*, 709 & 711 Campana Drive, Tax Map 071 Parcels 081 & 082, 0.57 +/- combined acres, and currently zoned R-2 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas.

d. Text Amendments

e. 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 18th, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.