



Columbia County Planning Commission
Proposed Agenda for April 18, 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) April 4th, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. New Business
 - a. Final Plat
 - 1. (H1a1) **Bill Dorn Estates**, 5 lots, 7175 Bill Dorn Road, Tax Map 009 Parcel 003A, 35.53 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
 - b. Public Hearing
 - 1. (H1b1) **RZ24-04-03**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 5102 Hereford Farm Road, Tax Map 060 Parcel 046, 11.0 +/- acres and currently zoned R-1 (Single Family Residential). Commission District 2. Staff Assignment Danielle Montgomery.
 - 2. (H1b2) **RZ24-04-04**, Conditional Use for Light Industrial Uses, 3475 River Watch Parkway, Tax Map 082D Parcel 031A, 3.51 +/- acres and currently zoned C-3 (Heavy Commercial). Commission District 1. Staff Assignment Dylan Douglas.
 - 3. (H1b3) **RZ24-04-05**, Change of Conditions, 428 Lewiston Road, Tax Map 068 Parcel 054C, 1.06 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Nayna Mistry.
 - 4. (H1b4) **RZ24-04-06**, Conditional Use for Retail Package Sales, 4070 Jimmie Dyess Parkway and 4394 Ridge Pointe Drive, Tax Map 074F Parcels 056 & 057, a combined 0.63 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Dylan Douglas.
 - 5. (H1b5) **VA24-04-05**, Variation to Section 90-100 *Node Protection Overlay District*, 102 S Belair Road, Tax Map 073C Parcel 017, 1.81 +/- acres and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Nayna Mistry.

c. Text Amendments

d. 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, May 2nd, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.