



**Columbia County Planning Commission
Proposed Agenda for May 2, 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 18th, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. New Business
 - a. Public Hearing
 - 1. (H1a1) **RZ24-05-01**, Conditional Use for Massage, 629 Fury Ferry Road, Tax Map 081A Parcel 030, 0.93 +/- acres, and currently zoned P-1 (Professional). Commission District 1. Staff Assignment Dylan Douglas.
 - 2. (H1a2) **RZ24-05-02**, Conditional Use for minor vehicle repair for a window tinting business, 3001 McCrary Court, Tax Map 172 Parcel 231G, 1.95 +/- acres and currently zoned M-1 (Light Industrial). Commission District 1. Staff Assignment Dylan Douglas.
 - 3. (H1a3) **RZ24-05-03**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 7131 Bill Dorn Road, Tax Map 009 portion of Parcel 010, 4 +/- acres of an overall 25.49 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
 - 4. (H1a4) **RZ24-05-04**, Rezoning R-1 (Single Family Residential) to R-2 (Single Family Residential), 414 Calloway Road Extension, Tax Map 060 Parcel 013B, 62.72 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 3. Staff Assignment Danielle Montgomery.
 - 5. (H1a5) **RZ24-05-05**, Major S-1 (Special) Revision, 2221 Indigo Hall Drive, 2200 Indigo Hall Drive, & 2000 Indigo Hall Drive, Tax Map 082B Parcels 158C, 158I, & 158E, 3.2 +/- acres, 10.5 +/- acres and 3.0 +/- acres, and currently zoned S-1 (Special). Commission District 1. Staff Assignment Will Butler.
 - 6. (H1a6) **RZ24-05-06**, Conditional Use for retail package sale of distilled spirits for off-premise consumption and a rezoning from C-C (Community Commercial) to C-2 (General Commercial), 102 South Belair Road, Tax Map 068 Parcel 002A, 0.99

+/- acres and currently zoned C-2 (General Commercial) and a 1.96 +/- acre portion of 4730 Columbia Road, Tax Map 068 portion of Parcel 002, and currently zoned C-C (Community Commercial). Commission District 2. Staff Assignment Will Butler.

7. (H1a7) **RZ24-05-07**, Conditional Use for light industrial uses and rezoning from C-2 (General Commercial) and a split zoned T-R (Townhouse Residential) & R-2 (Single Family Residential) to C-3 (Heavy Commercial), 840 Sana Drive & 850 Sana Drive, 1.66 +/- acre portion of Tax Map 072 Parcel 073I and a 1.88 +/- acre portion of Tax Map 072 Parcel 073E, a total of 3.54 +/- acres and currently zoned C-2 (General Commercial) & a split zoned T-R (Townhouse Residential) & R-2 (Single Family Residential). Commission District 3. Staff Assignment Will Butler.
8. (H1a8) **VA24-05-02**, Variation to Section 90-99 *Corridor protection overlay district*, 840 Sana Drive & 850 Sana Drive, 1.66 +/- acre portion of Tax Map 072 Parcel 073I and a 1.88 +/- acre portion of Tax Map 072 Parcel 073E, a total of 3.54 +/- acres and currently zoned C-2 (General Commercial) & a split zoned T-R (Townhouse Residential) & R-2 (Single Family Residential). Commission District 3. Staff Assignment Will Butler.
9. (H1a9) **VA24-05-01**, Variance to Section 90-139 *Buffers & screening*, 3495 River Watch Parkway, Tax Map 082D Parcel 030A, 3.6 +/- acres and currently zoned C-2 (General Commercial). Commission District 1. Staff Assignment Will Butler.

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, May 16th, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.