



**Columbia County Planning Commission
Final Agenda for April 15, 2021 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:
Countywide – Russell Wilder

District 1 – Jim Cox
District 2 – Gene Futch

District 3 – Rich Henderson, Sr.
District 4 – Al Dempsey

- | | |
|--|--------------|
| A. CALL TO ORDER | Chairman Cox |
| B. INVOCATION | Chairman Cox |
| C. PLEDGE OF ALLEGIANCE | Chairman Cox |
| D. ROLL CALL / QUORUM | Chairman Cox |
| E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING | Chairman Cox |
| 1. (E1) April 1, 2021 | |
| F. APPROVAL OF THE AGENDA | Chairman Cox |
| G. PRESENTATION | Chairman Cox |
| H. DEBATE AGENDA | Chairman Cox |
| 1. Unfinished Business | Chairman Cox |
| a. Major Revision | |
| 1. (H1a1) RZ21-03-06 , Major PUD (Planned Unit Development) Revision, Tax Map 071G Parcel 015, 0.4+/- acres, located at 4502 Guildford Court, and currently zoned PUD (Planned Unit Development). | |
| b. Variance | |
| 2. New Business | Chairman Cox |
| a. Minor Waiver | |
| 1. (H2a1) MW21-04-01 , Minor Waiver, Tax Map 059A Parcel 122, 0.466+/- acres, located at 901 Rainne Court, and currently zoned PUD (Planned Unit Development).
Presented as Information Only. | |
| b. Provisional Home Occupation | |
| 1. (H2b1) Provisional Home Occupation for K & K Ceramics , Tax Map 029 Parcel 111, 2.14+/- acres, located at 1574 Joy Road, and currently zoned R-A (Residential Agricultural). | |
| c. Conceptual Plan | |

d. Preliminary Plat

1. (H2d1) **Preliminary Plat for Anderson Farms Section II**, Tax Map 039 Parcel 317, 24 lots, 73.09 +/- acres, located Off Louisville Road, and currently zoned R-1 (Single Family Residential).
2. (H2d2) **Preliminary Plat for River Oaks Phase 2**, Tax Map 071 Parcel 244, 44 lots, 21.43 +/- acres, located Off Hardy McManus Road, and currently zoned R-2 (Single Family Residential).

e. Final Plat

f. Plan Revision

g. Public Hearing

1. (H2g1) **RZ21-04-05**, Rezone from R-2 (Single Family Residential) to PRD (Planned Residential Development), Tax Map 079 Parcels 110 and 110A, 15.44 +/- acres, located at 4204 Washington Road, and currently zoned R-2 (Single Family Residential).
2. (H2g2) **RZ21-04-06**, Rezone from R-A (Residential Agricultural) and S-1 (Special) to R-A (Residential Agricultural), Tax Map 006 Parcel 071, 32.139 +/- acres, located at 7161 Moontown Road, and currently split zoned R-A (Residential Agricultural) and S-1 (Special).
3. (H2g3) **RZ21-04-07**, Conditional Use for a Car Wash, Tax Map 078 Parcel 155B, 1.71 +/- acres, located at 489 Columbia Industrial Boulevard, and currently zoned M-1 (Light Industrial).
4. (H2g4) **RZ21-04-08**, Conditional Use for a Gym, Tax Map 072 Parcel 198, 2.0 +/- acres, located at 705 North Belair Road, and currently zoned M-2 (General Industrial).
5. (H2g5) **VA21-04-04**, Variance to Section 90-98 *List of Lot and Structure Requirements*, Tax Map 072 Parcel 198, 2.0 +/- acres, located at 705 North Belair Road, and currently zoned M-2 (General Industrial).
6. (H2g6) **VA21-04-06**, Variation to Section 90-96 *Evans Town Center Overlay District*, Tax Map 072 Parcel 198, 2.0 +/- acres, located at 705 North Belair Road, and currently zoned M-2 (General Industrial).
7. (H2g7) **VA21-04-03**, Variance to Section 90-144 *Placement of Buildings and Structures*, Tax Map 073C Parcel 314, 0.31 +/- acres, located at 730 Houston Lake Drive, and currently zoned R-2 (Single Family Residential).
8. (H2g8) **VA21-04-05**, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 084 Parcel 151, 0.31 +/- acres, located at 901 Big Oak Circle, and currently zoned R-2/RCO (Single Family Residential with Residential Cluster Overlay).

h. Text Amendments

i. Items Added (which need immediate action)

I. LEGAL MATTERS

County Attorney Driver

J. STAFF AND COMMISSIONER COMMENTS

Chairman Cox

The next scheduled Planning Commission meeting is Thursday, May 6, 2021 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.