



**Columbia County Planning Commission  
Final Agenda for August 5, 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 – Michael W. Carraway  
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) July 15, 2021
- F. APPROVAL OF THE AGENDA Chairman Cox
- G. PRESENTATION Chairman Cox
- H. DEBATE AGENDA Chairman Cox
  - 1. Unfinished Business Chairman Cox
    - a. Rezoning
      - 1. (H1a1) **RZ21-07-04**, Rezone from R-1 (Single Family Residential) to S-1 (Special), Tax Map 061 Parcel 039A, 13.78+/- acres, located at 229 Lewiston Road, and currently zoned R-1 (Single Family Residential). **Postponed from the July 15, 2021 meeting.**
      - 2. (H1a2) **RZ21-06-01 Part 1**, Rezone from R-2 (Single-Family Residential) and M-1 (Light Industrial) to S-1 (Special), Tax Map 051 Parcel 008J, 10.23+/- acres, located at 561 Baker Place Road, and currently split zoned R-2 (Single Family Residential) and M-1 (Light Industrial). **Postponed from the June 3, 2021 and July 1, 2021 meetings.**
    - b. Plan Revision
      - 1. (H1b1) **RZ21-06-01 Part 2**, Major S-1 (Special) Revision, Tax Map 051 Parcels 008I, 10.23+/- acres combined, located at 571 Baker Place Road, and currently zoned S-1 (Special). **Postponed from the June 3, 2021 and July 1, 2021 meetings.**
    - c. Variance
      - 1. (H1c1) **VA21-07-01**, Variance to Section 90-53 *List of Lot and Structure Requirements*, Tax Map 082 Parcel 354, 0.27+/- acres, located at 5829 Carriage Hills Drive, and currently zoned R-2 (Single Family Residential). **Postponed from the July 15, 2021 meeting.**

## 2. New Business

Chairman Cox

### a. Minor Waiver

1. (H2a1) **MW21-08-01**, Minor Waiver, Tax Map 078 Parcel 073F, 1.26+/- acres, located at 1011 Walgreens Drive, and currently zoned C-1 (Neighborhood Commercial). **Presented as Information Only.**

### b. Temporary Use Authorization

1. (H2b1) **Temporary Use Authorization**, Tax Map 039 Parcel 033A, 3.53+/- acres, located at 6123 Gray Road, and currently zoned R-A (Residential Agricultural).

### c. Massage Operator's License

1. (H2c1) **Massage Operator's License for Retreat Spa and Salon, LLC, Jennifer Kiplinger**, located at 4246 Washington Road, for on premise and mobile massage services.

### d. Preliminary Plat

### e. Final Plat

1. (H2e1) **Final Plat for Greenpoint Phase 1B**, Tax Map 030 Parcel 083P, 50 lots, 15.19 +/- acres, located Off Appling Harlem Road, and currently zoned PRD (Planned Residential Development).
2. (H2e2) **Final Plat for Johns Landing**, Tax Map 082F Parcel 123, 22 lots, 6.97 +/- acres, located Off Lynnwood Drive, and currently zoned R-3 (Single Family Residential).

### f. Plan Revision

### g. Public Hearing

1. (H2g1) **VA21-07-02**, Variance to Sections 90-98 *List of Lot and Structure Requirements* and 90-147(i)(3) *Use Provisions*, Tax Map 072A Parcel 104, 0.9+/- acres, located at 516 North Belair Road, and currently zoned C-2 (General Commercial). **Postponed from the July 15, 2021 meeting due to revised public advertisement.**
2. (H2g2) **RZ21-08-01**, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 610, 0.26+/- acres, located at 227 Hornsby Lane, and currently zoned PUD (Planned Unit Development).
3. (H2g3) **RZ21-08-02**, Change of Conditions, Tax Map 079 Parcel 066, 50.62+/- acres, located at 285 Flowing Wells Road, and currently zoned S-1 (Special).
4. (H2g4) **RZ21-08-03**, Major PUD (Planned Unit Development) Revision, Tax Map 078 Parcel 116D, 0.46+/- acres, located at 2569 Trade Center Drive, and currently zoned PUD (Planned Unit Development).
5. (H2g5) **RZ21-08-04**, Major S-1 (Special) Revision, Tax Map 082B Parcel 158E, 3+/- acres, located at 2200 Indigo Hall Drive, and currently zoned S-1 (Special).
6. (H2g6) **RZ21-08-05**, Major PUD (Planned Unit Development) Revision, Tax Map 081B Parcel 940, 0.35+/- acres, located at 3654 Camelback Lane and currently zoned PUD (Planned Unit Development).

7. (H2g7) **RZ21-08-06**, Conditional Use for Massage, Tax Map 072B Parcel 126, 0.45+/- acres, located at 4571 Cox Road and currently zoned P-1 (Professional).
8. (H2g8) **VA21-08-01**, Variance to Sections 74-82(d) *Lots* and 90-131(5)(c)(2) *In General*, Tax Map 081E Parcel 008, 1.24+/- acres, located at 423 Watroak Lane, and currently zoned R-1 (Single Family Residential).
9. (H2g9) **VA21-08-02**, Variance to Sections 74-82(d) *Lots* and 90-131(5)(c)(2) *In General*, Tax Map 081E Parcel 007, 1.3+/- acres, located at 425 Watroak Lane, and currently zoned R-1 (Single Family Residential).
10. (H2g10) **VA21-08-03**, Variation to Section 90-96 *Evans Town Center Overlay District*, Tax Map 072A Parcel 283, 0.63+/- acres, located at 4240 Washington Road, and currently zoned C-2 (General Commercial).
11. (H2g11) **VA21-08-04**, Variance to Section 90-144 *Placement of Buildings and Structure*, Tax Map 082K Parcel 126A, 0.98+/- acres, located at 118 Lakestone Pond Way, and currently zoned R-3 (Single Family Residential).

h. Text Amendments

i. Items Added (which need immediate action)

I. LEGAL MATTERS

County Attorney Driver

J. STAFF AND COMMISSIONER COMMENTS

Chairman Cox

K. PUBLIC COMMENTS AND PARTICIPATION

Chairman Cox

**The next scheduled Planning Commission meeting is Thursday, August 19, 2021 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.**