



**Columbia County Planning Commission
Final Agenda for August 19, 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

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| 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) August 5, 2021 | |
| F. APPROVAL OF THE AGENDA | Chairman Cox |
| G. PRESENTATION | Chairman Cox |
| H. DEBATE AGENDA | Chairman Cox |
| 1. Unfinished Business | Chairman Cox |
| a. Rezoning | |
| b. Variance | |
| 2. New Business | Chairman Cox |
| a. Massage Operator's License | |
| b. Temporary Use Authorization | |
| 1. (H2b1) Temporary Use Authorization , Tax Map 063C Parcel 011, 2.2+/- acres, located at 5193 Oak Springs Drive, and currently zoned R-A (Residential Agricultural). | |
| c. Provisional Home Occupation | |
| 1. (H2c1) Provisional Home Occupation , Tax Map 074 Parcel 010, 2.24+/- acres, located at 281 Mount Folly Road, and currently zoned R-2 (Single Family Residential). | |
| d. Preliminary Plat | |
| e. Final Plat | |

f. Plan Revision

g. Public Hearing

1. (H2g1) **RZ21-08-07**, Rezone from R-3 (Single Family Residential) to P-1 (Professional), Tax Map 077F Parcel 034, 0.93+/- acres, located at 4031 River Watch Parkway, and currently zoned R-3 (Single Family Residential).
2. (H2g2) **RZ21-08-08**, Rezone from PUD (Planned Unit Development) to M-1 (Light Industrial), Tax Map 072 Parcels 231G & 200D (portion of), 11.7+/- total acres combined, located at 3001 McCrary Court and a portion of property off Industrial Park Drive, and currently zoned PUD (Planned Unit Development).
3. (H2g3) **VA21-08-05**, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 072 Parcels 231G & 200D (portion of), 11.7+/- total acres combined, located at 3001 McCrary Court and a portion of property off Industrial Park Drive, and currently zoned PUD (Planned Unit Development).
4. (H2g4) **RZ21-08-09**, Rezone from R-1 (Single Family Residential) & C-1 (Neighborhood Commercial) to R-1 (Single Family Residential), Tax Map 069 Parcel 097A, 16.45+/- acres, located at 4848 Wrightsboro Road, and currently split zoned R-1 (Single Family Residential) & C-1 (Neighborhood Commercial).
5. (H2g5) **RZ21-08-10**, Rezone from C-2 (General Commercial) to C-3 (Heavy Commercial), Tax Map 078D Parcel 012A, 0.61+/- acres, located at 255 Bobby Jones Expressway, and currently zoned C-2 (General Commercial).
6. (H2g6) **VA21-08-06**, Variance to Sections 90-98 *List of Lot & Structure Requirements*, 90-139 *Buffers & Screening*, and 90-147(h)(1)(c) *Use Provisions*, Tax Map 078D Parcel 012A, 0.61+/- acres, located at 255 Bobby Jones Expressway, and currently zoned C-2 (General Commercial).
7. (H2g7) **RZ21-08-11**, Change of Conditions, Tax Map 078 Parcel 048F, 6.03+/- acres, located at 4045 Evans to Locks Road, and currently zoned PRD (Planned Residential Development).

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, September 2, 2021 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.