



**Columbia County Planning Commission
Final Agenda for October 7, 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) September 16, 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) **RZ21-09-05**, Major PUD (Planned Unit Development) Revision, Tax Map 082 Parcel 526, 5.68 +/- acres, located at 1000 West Lake Commons Drive, and currently zoned PUD (Planned Unit Development). **Postponed from the September 16, 2021 meeting.**
 - b. Variance
 - 2. New Business Chairman Cox
 - a. Provisional Home Occupation
 - 1. (H2a1) **Provisional Home Occupation for Whitetail Landing Trees and Shrubs**, Tax Map 025 Parcel 041, 3.4 +/- acres, located at 7015 Cobbham Road, and currently zoned R-A (Residential Agricultural).
 - b. Temporary Use Authorization
 - c. Conceptual Plan
 - d. Preliminary Plat

1. (H2d1) **Preliminary Plat for Tillery Park Section II**, Tax Map 051 Parcel 049 (Portion of), 62 lots, 16.1 +/- acres, located Off Baker Place Road, and currently zoned PRD (Planned Residential Development).
- e. Final Plat
1. (H2e1) **Final Plat for Champions Overlook Phase 1B**, Tax Map 065 Parcel 678B, 4 lots, 5.12 +/- acres, located at 5249 Riverwood Parkway, and currently zoned PUD (Planned Unit Development).
 2. (H2e2) **Final Plat for Felix Rosas**, Tax Map 003 Parcels 003K and 003L, 6 lots, 46.269 +/- acres, located at 5888 and 5910 Cobbham Road, and currently zoned R-A (Residential Agricultural).
 3. (H2e3) **Final Plat for Crawford Creek South Phase IX**, Tax Map 067 Parcels 2402 and 2404, 59 lots, 39.7 +/- acres, located Off William Smith Boulevard, and currently zoned PUD (Planned Unit Development).
 4. (H2e4) **Final Plat for Four Oaks Phase 2C**, Tax Map 060 Parcel 1953, 58 lots, 28.19 +/- acres, located Off Hereford Farm Road, and currently zoned R-2 (Single Family Residential).
- f. Plan Revision
- g. Public Hearing
1. (H2g1) **RZ21-10-01**, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 555, 0.19 +/- acres, located at 4412 Ibis Way, and currently zoned PUD (Planned Unit Development).
 2. (H2g2) **RZ21-10-02**, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 556, 0.19 +/- acres, located at 4414 Ibis Way, and currently zoned PUD (Planned Unit Development).
 3. (H2g3) **RZ21-10-03**, Major PUD (Planned Unit Development) Revision, Tax Map 077H Parcel 178, 0.49 +/- acres, located at 711 Michael's Creek, and currently zoned PUD (Planned Unit Development).
 4. (H2g4) **RZ21-10-04 Part I**, Rezone from R-1 (Single Family Residential) to PUD (Planned Unit Development), Tax Map 069 Parcel 097A (portion of), 4.56 +/- portion of 16.45 +/- total acres, located at 4848 Wrightsboro Road, and currently zoned R-1 (Single Family Residential).

RZ21-10-04 Part II, Major PUD (Planned Unit Development) Revision, Tax Map 075 Parcel 098, 71.1 +/- acres, located at 729 Reynolds Road, and currently zoned PUD (Planned Unit Development).
 5. (H2g5) **RZ21-10-05**, Rezone from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), Tax Map 073 Parcel 038, 15.0 +/- acres, located at 325 North Belair Road, and currently zoned R-2 (Single Family Residential).
 6. (H2g6) **VA21-10-04**, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 073 Parcel 038, 15.0 +/- acres, located at 325 North Belair Road, and currently zoned R-2 (Single Family Residential).
 7. (H2g7) **VA21-10-05**, Variation to Section 90-96 *Evans Town Center Overlay District*, Tax Map 073 Parcel 038, 15.0 +/- acres, located at 325 North Belair Road, and currently zoned R-2 (Single Family Residential).
 8. (H2g8) **RZ21-10-06**, Rezone from M-2 (General Industrial) to M-1 (Light Industrial) with a Conditional Use for a Car Wash, Tax Map 061 Parcel 2154 (portion of), 1.93

+/- portion of 11.73 +/- total acres, located at 1880 William Few Parkway, and currently zoned M-2 (General Industrial).

9. (H2g9) **RZ21-10-07**, Change of Conditions, Tax Map 078 Parcel 149, 1.14 +/- acres, located at 4108 Evans to Locks Road, and currently zoned C-1 (Neighborhood Commercial).
10. (H2g10) **VA21-10-01**, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 081B Parcel 411, 0.66 +/- acres, located at 605 Spyglass Road, and currently zoned R-2 (Single Family Residential).
11. (H2g11) **VA21-10-02**, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 081B Parcel 004, 0.54 +/- acres, located at 3508 Saint Andrews Way, and currently zoned R-2 (Single Family Residential).
12. (H2g12) **VA21-10-03**, Variance to Section 90-144(c)(1) *Placement of Buildings and Structures*, Tax Map 078 Parcel 250, 0.62 +/- acres, located at 3497 Greenway Drive, 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, October 21, 2021 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.