



**Columbia County Planning Commission  
Final Agenda for October 21, 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) October 7, 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) **RZ21-10-04 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). **Postponed from October 7, 2021 meeting.**
      - 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). **Postponed from October 7, 2021 meeting.**
    - b. Variance
      - 1. (H1b1) **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). **Postponed from October 7, 2021 meeting.**
  - 2. New Business Chairman Cox
    - a. Minor Waiver

1. (H2a1) **MW21-10-01**, Minor Waiver, Tax Map 075 Parcel 048, 0.38 +/- acres, located at 3212 Pickens Way, and currently zoned PUD (Planned Unit Development).  
**Presented as Information Only.**
- b. Temporary Use Authorization
  1. (H2b1) **Temporary Use Authorization**, Tax Map 039 Parcel 191, 3.58 +/- acres, located at 231 Langston Drive, and currently zoned R-A (Residential Agricultural).
  2. (H2b2) **Temporary Use Authorization**, Tax Map 027 Parcel 046, 1.0 +/- acres, located at 2573 Scotts Ferry Road, and currently zoned R-1 (Single Family Residential).
- c. Conceptual Plan
  1. (H2c1) **Conceptual Plan for Highland Lakes Sections II & III**, Tax Map 060 Parcel 1836 (Portion of), 158 lots, 91.67 +/- acres, located off William Few Parkway, and currently zoned R-2 (Single Family Residential).
- d. Preliminary Plat
  1. (H2d1) **Preliminary Plat for Greenpoint Phase II**, Tax Map 030 Parcels 083P & 083M, 89 lots, 41.0 +/- acres, located at off Appling Harlem Road, and currently zoned PRD (Planned Residential Development).
- e. Massage Operators License
  1. (H2e1) **Massage Operator's License for Awakened Renewed LLC**, located at 427 Blue Ridge Drive, for mobile massage services.
- f. Plan Revision
- g. Public Hearing
  1. (H2g1) **RZ21-10-08**, Conditional Use, Tax Map 062 Parcel 086R, 1.80 +/- acres, located at 713 Gateway Center Boulevard, and currently zoned C-2 (General Commercial).
  2. (H2g2) **RZ21-10-09**, Rezone from R-A (Residential Agricultural) to C-C (Community Commercial), Tax Map 029 Parcel 042, 3.1 +/- acres, located at 6322 Wrightsboro Road, and currently zoned R-A (Residential Agricultural).
  3. (H2g3) **VA21-10-06**, Variances to Sections 90-53 *List of Lot and Structure Requirements* and 90-132 *Nonconforming Uses of Land and Structures*, Tax Map 072D Parcel 045, 0.19 +/- acres, located at 413 La Vista Drive, and currently zoned R-1 (Single Family Residential).
  4. (H2g4) **VA21-10-07**, Variance to Section 90-144(c)(1) *Placement of Buildings and Structures*, Tax Map 078 Parcel 252, 0.49 +/- acres, located at 3493 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, November 4, 2021 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.**