



**Columbia County Planning Commission
Final Agenda for November 4, 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) October 21, 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. Sign Review | |
| 1. (H2a1) Sign Review for Greenpoint , Tax Map 029 Parcel 037B & Tax Map 030
Parcels 083T & 083M, located off Wrightsboro Road & Appling Harlem Road,
and currently zoned PUD (Planned Unit Development). | |
| b. Temporary Use Authorization | |
| 1. (H2b1) Temporary Use Authorization , Tax Map 029 Parcel 053E, 6.07 +/- acres,
located at 1680 Swint Road, and currently zoned R-A (Residential Agricultural). | |
| 2. (H2b2) Temporary Use Authorization , Tax Map 072 Parcel 073F, 1.095 +/- acres,
located at 651 Gibbs road, and currently zoned R-2 (Single Family Residential). | |
| c. Conceptual Plan | |

1. (H2c1) **Conceptual Plan for Hamilton Grove Revision**, Tax Map 052 Parcel 037, 136 lots, 96 +/- acres, located off Wrightsboro Road and Hamilton Road, and currently zoned R-2 (Single Family Residential).
- d. Preliminary Plat
 1. (H2d1) **Preliminary Plat for River Oaks Phase III**, Tax Map 071 Parcel 244, 34 lots, 14.63 +/- acres, located off Hardy McManus Road, and currently zoned R-2 (Single Family Residential).
- e. Final Plat
 1. (H2e1) **Final Plat for Anderson Farms Section II**, Tax Map 039 Parcel 317, 24 lots, 66.09 +/- acres, located off Louisville Road, and currently zoned R-1 (Single Family Residential).
 2. (H2e2) **Final Plat for Kellarie Section 5B**, Tax Map 051 Parcels 1770, 1924, & 1953, 61 lots, 28.8 +/- acres, located off Baker Place Road, and currently zoned PUD (Planned Unit Development).
- f. Plan Revision
- g. Public Hearing
 1. (H2g1) **RZ21-11-01**, Major S-1 (Special) Revision, Tax Map 068 Parcel 013, 5.71 +/- acres, located at 213 South Old Belair Road, and currently zoned S-1 (Special).
 2. (H2g2) **RZ21-11-02**, Conditional Use for Massage, Tax Map 073G Parcel 084, 0.5 +/- acres, located at 4436 Columbia Road, and currently zoned P-1 (Professional).
 3. (H2g3) **RZ21-11-03**, Rezone from R-A (Residential Agricultural) to C-2 (General Commercial), Tax Map 028 Parcel 039, 0.905 +/- acres, located at 1803 Applying Harlem Road, and currently zoned R-A (Residential Agricultural).
 4. (H2g4) **RZ21-11-04**, Rezone from R-2 (Single Family Residential) and PUD (Planned Unit Development) to PRD (Planned Residential Development), Tax Map 073 Parcels 040 & 046C, 5.25 +/- and 34.2 +/- acres, located at 4315 & 4299 Owens Road, and currently zoned R-2 (Single Family Residential) and PUD (Planned Unit Development).
 5. (H2g5) **VA21-11-01**, Variance to Section 90-147(a)(2) & (i)(3) *Use Provisions*, Tax Map 072A Parcels 335 & 190, 0.491 +/- acres and 9.54 +/- acres respectively, located at 4292 Washington Road and 4272 Washington Road, and currently zoned C-2 (General Commercial).
- 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 18, 2021 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.