



**Columbia County Planning Commission
Final Agenda for February 17, 2022 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) February 3, 2022 | |
| 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. Minor Waiver | |
| 1. (H2a1) MW22-02-01 , Minor Waiver, Tax Map 042 Parcel 111, 1.0 +/- acres, located at 6195 Harlem Grovetown Road, and currently zoned R-A (Residential Agricultural). Presented as Information only. | |
| b. Temporary Use Authorization | |
| c. Conceptual Plan | |
| d. Preliminary Plat | |
| 1. (H2d1) Preliminary Plat for Highland Lakes Section II , Tax Map 060 Parcel 1836, 57 lots, 26 +/- acres, located off William Few Parkway, and currently zoned R-2 (Single Family Residential). | |

2. (H2d2) **Preliminary Plat for Highland Lakes Section III**, Tax Map 060 Parcel 1836, 101 lots, 65.67 +/- acres, located off William Few Parkway, and currently zoned R-2 (Single Family Residential).

e. Individual Plat

1. (H2e1) **Individual Plat for White Oak Business Park Phase II**, Tax Map 028 Parcel 027D, 5 lots, 159.74 +/- acres, located off Innovation Parkway, and currently zoned M-2 (General Industrial).

f. Plan Revision

1. (H2f1) **RZ22-02-04**, Minor S-1 (Special) Revision, Tax Map 074 Parcel 049H, 4.77 +/- acres, located at 216 South Belair Road, and currently zoned S-1 (Special).

g. Public Hearing

1. (H2g1) **RZ22-02-02 Part I**, Rezone from R-A (Residential Agricultural) to PRD (Planned Residential Development), Tax Map 051 Parcel 069, 31.02 +/- acres, located off Wrightsboro Road, and currently zoned R-A (Residential Agricultural).

RZ22-02-02 Part II, Major PRD (Planned Residential Development) Revision, Tax Map 051 Parcel 049B, 265.94 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development).
2. (H2g2) **RZ22-02-03**, Rezone from R-A (Residential Agricultural) and PUD (Planned Unit Development) to PUD (Planned Unit Development), Tax Map 051 Parcels 008K, 003K, 1768, 004E, & 004B and Tax Map 051 Parcel 004G (portion of), 173.55 +/- total acres, located off Baker Place Road, and currently zoned R-A (Residential Agricultural) and PUD (Planned Unit Development).
3. (H2g3) **VA22-02-05**, Variance to Sections 90-53 *List of Lot & Structure Requirements* & 90-144 *Placement of Buildings and Structures*, Tax Map 078B Parcel 106, 0.312 +/- acres, located at 408 Old Anderson Road, and currently zoned R-2 (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, March 3, 2022 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.