



**Columbia County Planning Commission  
Final Agenda for June 2, 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

- 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) May 19, 2022
- 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) **RZ22-05-05**, Major PUD (Planned Unit Development) Revision, Tax Map 065 Parcel 1452, 0.29 +/- acres, located at 935 Ellis Lane, and currently zoned PUD (Planned Unit Development). **Postponed from May 19, 2022.**
    - b. Variance
  - 2. New Business Chairman Cox
    - a. Massage Operator's License
      - 1. (H2a1) **Massage Operator's License for Treasure Butler dba Budding**, located at 4434 Columbia Road, Suite 204, for on premise and mobile massage services.
    - b. Plan Revision
      - 1. (H2b1) **County Initiated Rezoning**, Major PUD Revision, Tax Map 082D Parcels 072, 073, & 074, 0.28, 0.27, & 0.26 +/- acres, located at 208, 210, & 212 New Petersburg Drive, and currently zoned PUD (Planned Unit Development).
    - c. Individual Plat

1. (H2c1) **Individual Plat for Abundance Point**, Tax Map 001 Parcel 004, 4 lots, 23.17 +/- acres, located off Mistletoe Road, and currently zoned R-4 (Recreational Residential).
- d. Preliminary Plat
  1. (H2d1) **Preliminary Plat for Tillery Park South**, Tax Map 051 Parcel 069, 67 lots, 31.43 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development).
- e. Final Plat
  1. (H2e1) **Final Plat for Grimaud Farms Section II**, Tax Map 009 Parcel 016, 20 lots, 68.52 +/- acres, located off White Oak Road, and currently zoned R-A (Residential Agricultural).
  2. (H2e2) **Final Plat for Highland Lakes Section 1C**, Tax Map 060 Parcel 1836, 18 lots, 5.99 +/- acres, located off William Few Parkway, and currently zoned R-2 (Single Family Residential).
- f. Provisional Home Occupation
  1. (H2f1) **Provisional Home Occupation for Basket of Beauty**, Tax Map 010 Parcel 070D, 2.7 +/- acres, located at 3841 E White Oak Road, and currently zoned R-A (Residential Agricultural).
- g. Public Hearing
  1. (H2g1) **RZ22-06-01**, Rezone C-2 (General Commercial) & C-3 (Heavy Commercial) to C-2 (General Commercial), Tax Map 082E Parcel 013C, 2.03 +/- acres, located at 191 Baston Road, and currently split zoned C-2 (General Commercial) & C-3 (Heavy Commercial).
  2. (H2g2) **VA22-06-01**, Variance to Sections 90-98 *List of Lot & Structure Requirements* & 90-139 *Buffers & Screening*, Tax Map 082E Parcel 013C, 2.03 +/- acres, located at 191 Baston Road, and currently split zoned C-2 (General Commercial) & C-3 (Heavy Commercial).
  3. (H2g3) **RZ22-06-02**, Rezone R-1 (Single Family Residential) to C-C (Community Commercial), Tax Map 061 Parcels 009, 010, 008, & 011C, 1.5, 0.97, 1.12, & 7.6 +/- acres respectively, located at 5221, 5225, & 5233 Columbia Road, and currently zoned R-1 (Single Family Residential).
  4. (H2g4) **VA22-06-02**, Variance to Section 90-139 *Buffers & Screening*, Tax Map 061 Parcel 011C, 7.58 +/- acres, located at 5233 Columbia Road, and currently zoned R-1 (Single Family Residential).

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, June 16, 2022 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.**