



**Columbia County Planning Commission
Final Agenda for April 1, 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 – Rich Henderson, Sr.
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) March 18, 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. Massage Operator's License | |
| 1. (H2a1) Massage Operator's License for Heather Gault , located at 106 Davis Road Suite D, for on premise and mobile massage services. | |
| 2. (H2a2) Massage Operator's License for Lisa Anne Kessler dba Evans Therapeutic Massage , located at 548 Blackburn Drive, for on premise massage services. | |
| b. Provisional Home Occupation | |
| 1. (H2b1) Provisional Home Occupation for MPi Manufacturing, Co. , Tax Map 068 Parcel 087, 2.50+/- acres, located at 826 Lake Royal Drive, and currently zoned R-1 (Single Family Residential). | |
| c. Conceptual Plan | |

1. (H2c1) **Conceptual Plan for Hamilton Grove**, Tax Map 052 Parcel 037, 139 lots, 96 +/- acres, located Off Hamilton Road, and currently zoned R-2 (Single Family Residential).
- d. Preliminary Plat
 1. (H2d1) **Preliminary Plat for River Island Section 2 Phase 3**, Tax Map 081 Parcels 001A & 001W, 61 lots, 42.1 +/- acres, located Off Blackstone Camp Road, and currently zoned PUD (Planned Unit Development).
- e. Final Plat
- f. Plan Revision
- g. Public Hearing
 1. (H2g1) **RZ21-04-01**, Conditional Use for Massage, Tax Map 082A Parcel 059E, 0.41 +/- acres, located at 1106 Furys Lane, and currently split zoned P-1 (Professional) and C-2 (General Commercial).
 2. (H2g2) **RZ21-04-02**, Rezone from S-1 (Special) to M-1 (Light Industrial), Tax Map 078D Parcels 122, 021B, and 123B, 1.29 +/-, 0.19 +/-, and 4.20 +/- acres respectively, located at 3866 Rose Lane, 3862 Rose Court, and off Rose Street, and currently zoned S-1 (Special).
 3. (H2g3) **RZ21-04-03**, Rezone from R-A (Residential Agricultural) and M-1 (Light Industrial) to R-A (Residential Agricultural), Tax Map 029 Parcel 053, 29.48 +/- acres, located at 1635 Old Appling Harlem Highway, and currently split zoned R-A (Residential Agricultural) and M-1 (Light Industrial).
 4. (H2g4) **RZ21-04-04**, Rezone from R-1 (Single Family Residential) to C-C (Community Commercial), Tax Map 077 Parcels 112 and 113, 1.04 +/- acres, located at 715 and 737 Furys Ferry Road, and currently zoned R-1 (Single Family Residential).
 5. (H2g5) **VA21-04-02**, Variance to Section 90-98 *List of Lot and Structure Requirements*, Tax Map 077 Parcels 112 and 113, 1.04 +/- acres, located at 715 and 737 Furys Ferry Road, and currently zoned R-1 (Single Family Residential).
 6. (H2g6) **VA21-04-01**, Variances to Sections 90-53 *List of Lot and Structure Requirements* and 90-144 *Placement of Buildings and Structures*, Tax Map 073B Parcel 047, 0.42 +/- acres, located at 131 South Belair 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, April 15, 2021 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.