



**Columbia County Planning Commission
Final Agenda for May 20, 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

- | | |
|---|--------------|
| 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 6, 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) Brianna McIntosh dba Massage by Bri , located at 1106 Furys Lane Suite A, for on premise massage services. | |
| 2. (H2a2) Chloe Helen Roy , located at 4090 Washington Road Suite A, for on premise massage services. | |
| b. Temporary Use Authorization | |
| c. Conceptual Plan | |
| 1. (H2c1) Conceptual Plan for The Woodlands at Riverwood , Tax Map 058 Parcel 134J, 164 lots, 94.71 +/- acres, located Off Clanton Road and Old Washington Road, and currently zoned PUD (Planned Unit Development). | |
| d. Preliminary Plat | |

- e. Final Plat
- f. Plan Revision
- g. Public Hearing
 - 1. (H2g1) **RZ21-05-02**, Conditional Use for a Special Event Facility, Tax Map 074A Parcel 133, 2.76+/- acres, located at 507 CDP Industrial Boulevard, and currently zoned M-1 (Light Industrial).
 - 2. (H2g2) **RZ21-05-03**, Change of Conditions, Tax Map 052 Parcel 037, 96.74+/- acres, located off Hamilton Road, and currently zoned R-2 (Single Family Residential).
 - 3. (H2g3) **VA21-05-02**, Variance to Section 90-139 *Buffers and Screening*, Tax Map 052 Parcel 037, 96.74+/- acres, located off Hamilton Road, and currently zoned R-2 (Single Family Residential).
 - 4. (H2g4) **VA21-05-01**, Variation to Section 90-96 *Evans Town Center Overlay District*, Tax Map 077A Parcel 099A, 1.34+/- acres, located at 4321 Evans to Locks Road, and currently zoned C-2 (General Commercial).
 - 5. (H2g5) **VA21-05-03**, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 077C Parcel 027, 0.48+/- acres, located at 109 Shaw Street, and currently zoned C-2 (General Commercial).
 - 6. (H2g6) **RZ21-05-04**, Rezone from R-3 (Single-Family Residential) to C3 (Heavy Commercial) with a Conditional Use for Light Industrial, Tax Map 078 Parcel 125, 1.97+/- acres, located at 4400 River Watch Parkway, and currently zoned R-3 (Single Family Residential).
 - 7. (H2g7) **VA21-05-04**, Variance to Sections 90-98 *List of Lot & Structure Requirements* and 90-139 *Buffers and Screening*, Tax Map 077A Parcels 064A, 063, 063A, and 064B , a combined 3.2+/- acres, located at 4285 Washington Road, 541, 545, and 551 Rountree Way respectively, 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, June 3, 2021 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.