



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

- |                                                                                                                                                                                                                          |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 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) August 19, 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) <b>Massage Operator's License for Your Me Time Massage &amp; Spa, LLC</b> ,<br>located at 4571 Cox Road, for on premise and mobile massage services.                                                           |              |
| b. Provisional Home Occupation                                                                                                                                                                                           |              |
| 1. (H2b1) <b>Provisional Home Occupation for Magnolia Avenue Hair Salon, LLC</b> , Tax<br>Map 060 Parcel 028, 4.17+/- acres, located at 5221 Hereford Farm Road, and<br>currently zoned R-1 (Single Family Residential). |              |
| c. Conceptual Plan                                                                                                                                                                                                       |              |
| d. Preliminary Plat                                                                                                                                                                                                      |              |
| e. Final Plat                                                                                                                                                                                                            |              |

f. Plan Revision

g. Public Hearing

1. (H2g1) **RZ21-09-01**, Rezone from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for Light Industrial, Tax Map 078C Parcel 529, 1.664+/- acres, located at 287 Settlement Road, and currently zoned C-2 (General Commercial).
2. (H2g2) **VA21-09-01**, Variance to Sections 90-98 *List of Lot & Structure Requirements* and 90-139 *Buffers & Screening*, Tax Map 078C Parcel 529, 1.664+/- acres, located at 287 Settlement Road, and currently zoned C-2 (General Commercial).
3. (H2g3) **RZ21-09-02**, Rezone from R-2 (Single Family Residential) to P-1 (Professional), Tax Map 072A Parcels 067, 067A, & 338, 0.551+/-, 0.46+/-, & 1.0+/- acres respectively, located at 4414 Hereford Farm Road and off Hereford Farm Road, and currently zoned R-2 (Single Family Residential).
4. (H2g4) **VA21-09-02**, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 072A Parcel 067A, 0.46+/- acres, located at 4414 Hereford Farm 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, September 16, 2021 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.**