



**Columbia County Planning Commission
Final Agenda for January 6, 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) December 16, 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. Election of Officers | |
| b. Massage Operator's License | |
| 1. (H2b1) Massage Operator's License for Sol Cave and Spa LLC dba Sol Himalayan Sal Cave and Spa , located at 7013 Evans Town Center Boulevard Suite 201, for on premise massage services only. | |
| c. Conceptual Plan | |
| d. Preliminary Plat | |
| e. Final Plat | |
| f. Minor Waiver | |

1. (H2f1) **MW21-12-01**, Minor Waiver, Tax Map 081 Parcel 384, 0.157 +/- acres, located at 2051 Egret Circle, and currently zoned PUD (Planned Unit Development). **Presented as Information only.**

g. Public Hearing

1. (H2g1) **RZ22-01-01**, Rezone from S-1 (Special) to R-A (Residential Agricultural), Tax Map 058 Parcel 020C, 7.34 +/- acres, located at 5457 Tubman Road, and currently zoned R-A (Residential Agricultural).
2. (H2g2) **RZ22-01-02**, Rezone from C-1 (Neighborhood Commercial) to M-1 (Light Industrial), Tax Map 078B Parcel 053, 0.68 +/- acres, located at 4165 Wheeler Road, and currently zoned C-1 (Neighborhood Commercial).
3. (H2g3) **VA22-01-01**, Variances to Sections 90-98 *List of Lot & Structure Requirements* and 90-139 *Buffers and Screening*, Tax Map 078B Parcel 053, 0.68 +/- acres, located at 4165 Wheeler Road, and currently zoned C-1 (Neighborhood Commercial).
4. (H2g4) **RZ22-01-03**, Major PUD (Planned Unit Development) Revision, Tax Map 060 Parcel 1702, 0.3 +/- acres, located at 1028 Bartram Ridge, and currently zoned PUD (Planned Unit Development).
5. (H2g5) **RZ22-01-04**, Major PUD (Planned Unit Development) Revision, Tax Map 060 Parcel 1703, 0.35 +/- acres, located at 1030 Bartram Ridge, and currently zoned PUD (Planned Unit Development).
6. (H2g6) **RZ22-01-05**, Rezone from R-A (Residential Agricultural) to S-1 (Special), Tax Map 063 Parcel 003K, 21.2 +/- acres, located at 1209 Lakeview Drive, and currently zoned R-A (Residential Agricultural).
7. (H2g7) **VA22-01-02**, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 070 Parcels 003I & 003B, 23.05 +/- and 9.9 +/- acres respectively, located at 3157 & 3165 Gordon Highway, and currently zoned C-C (Community 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, January 20, 2022 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.