



**Columbia County Planning Commission
Final Agenda for March 31, 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) March 17, 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) RZ22-03-04 , Conditional Use for a Gym, Tax Map 061 Parcel 085D, 6.15 +/- acres, located at 1901 William Few Parkway, and currently zoned M-2 (General Industrial). Postponed from March 17, 2022. | |
| 2. New Business | Chairman Cox |
| a. Massage Operator's License | |
| 1. (H2a1) Massage Operator's License for Vitality Therapeutic Massage LLC dba Vitality , located at 4434 Columbia Road, Suite 204, for on premise and mobile massage services. | |
| 2. (H2a2) Massage Operator's License for Bliss & Co LLC , located at 4434 Columbia Road, Suite 204, for on premise and mobile massage services. | |
| b. Temporary Use Authorization | |
| 1. (H2b1) Temporary Use Authorization , 5249 Riverwood Parkway, Tax Map 065 Parcel 1501, 0.57 +/- acres, currently zoned PUD (Planned Unit Development). Presented as information only. | |

2. (H2b2) **Temporary Use Authorization**, Off Champions Parkway, Tax Map 065 Parcel 888A, 5.2 +/- acres, currently zoned PUD (Planned Unit Development). **Presented as information only.**
 3. (H2b3) **Temporary Use Authorization**, 4945 Hardy McManus Road, Tax Map 065, Parcel 009C, 49.9 +/- acres, currently zoned S-1 (Special). **Presented as information only.**
 4. (H2b4) **Temporary Use Authorization**, 70 Champions Parkway, Tax Map 065 Parcel 1261, 8.23 +/- acres, currently zoned PUD (Planned Unit Development). **Presented as information only.**
 5. (H2b5) **Temporary Use Authorization**, Off Champions Parkway, Tax Map 065, Parcel 1320, 362.83 +/- acres, currently zoned PUD (Planned Unit Development). **Presented as information only.**
 6. (H2b6) **Temporary Use Authorization**, 3520 Washington Road, Tax Map 083, Parcel 016A, 2.58 +/- acres, currently zoned C-2 (General Commercial). **Presented as information only.**
- c. Conceptual Plan
1. (H2c1) **Conceptual Plan for 1915 William Few Parkway**, Tax Map 061 Parcel 084C, 72 lots, 46.4 +/- acres, located at 1915 William Few Parkway, and currently zoned R-2 (Single Family Residential).
- d. Final Plat
1. (H2d1) **Final Plat for Tillery Park 1A**, Tax Map 051 Parcel 049B, 39 lots, 20.99 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development).
 2. (H2d2) **Final Plat for Tillery Park 1B**, Tax Map 051 Parcel 049B, 87 lots, 22.29 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development).
- e. Minor Waiver
1. (H2e1) **MW22-03-01**, Minor Waiver, Tax Map 066 Parcel 636, 0.52 +/- acres, 958 Woody Hill Circle, currently zoned R-2 (Single Family Residential). **Presented as information only.**
 2. (H2e2) **MW22-03-02**, Minor Waiver, Tax Map 072J, Parcel 071, 0.38 +/- acres, located at 4492 Amanda Lane, currently zoned R-2 (Single Family Residential). **Presented as information only.**
 3. (H2e3) **MW22-03-03**, Minor Waiver, Tax Map 067 Parcel 090, 6.6 +/- acres, located at 365 Canterbury Drive, currently zoned R-1 (Single Family Residential). **Presented as information only.**
 4. (H2e4) **MW22-03-04**, Minor Waiver, Tax Map 081B Parcel 051, 0.56 +/- acres, located at 529 Stevens Creek Road, currently zoned R-2 (Single Family Residential). **Presented as information only.**
- f. Plan Revision
1. (H2f1) **RZ22-03-15**, Minor S-1 (Special) Revision, Tax Map 077 Parcel 006A, 25.37 +/- acres, located at 4316 Three J Road, and currently zoned S-1 (Special).
- g. Provisional Home Occupation

1. (H2g1) **Provisional Home Occupation for Phillips66 Grading & Lawn Service**, Tax Map 042 Parcel 309, 2.62 +/- acres, located at 935 Carlene Drive, and currently zoned R-A (Residential Agricultural).

h. Public Hearing

1. (H2h1) **RZ22-03-10**, Major PUD (Planned Unit Development) Revision, Tax Map 067 Parcel 122Y, 11.14 +/- acres, located at 5048 Hereford Farm Road, and currently zoned PUD (Planned Unit Development).
2. (H2h2) **RZ22-03-11**, Change of Conditions & Major PUD (Planned Unit Development) Revision, Tax Map 067 Parcels 2413 & 2414, 0.18 and 0.17 +/- acres respectively, located at 819 & 821 Lillian Park Drive, and currently zoned PUD (Planned Unit Development).
3. (H2h3) **RZ22-03-12**, Major PUD (Planned Unit Development) Revision, Tax Map 062 Parcel 2659, 1.10 +/- acres, located at 770 Gateway Center Boulevard, and currently zoned PUD (Planned Unit Development).
4. (H2h4) **RZ22-03-13**, Major PUD (Planned Unit Development) Revision and Change of Conditions, Tax Map 078 Parcel 116L, 1.769 +/- acres, located at 2525 Trade Center Drive, and currently zoned PUD (Planned Unit Development).
5. (H2h5) **RZ22-03-14**, Major PRD (Planned Residential Development) Revision, Tax Map 050 Parcel 010, 49.19 +/- acres, located at 5001 High Meadows Drive, and currently zoned PRD (Planned Residential Development).
6. (H2h6) **VA22-03-05**, Variance to Section 90-53 List of Lot & Structure Requirements, Tax Map 001A Parcel 148, 0.29 +/- acres, located at 7517 Lakeside Drive, and currently zoned R-4 (Recreational 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, April 21, 2022 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.