



**Columbia County Planning Commission
Final Agenda for February 3, 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

- 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) January 20, 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) **RZ21-12-03**, Rezone from R-2 (Single Family Residential) to PRD (Planned Residential Development), Tax Map 079 Parcels 110 & 110A, 14.353 +/- acres, located at 4204 Washington Road, and currently zoned R-2 (Single Family Residential). **Postponed from December 2, 2021.**
 - b. Variance
 - 2. New Business Chairman Cox
 - a. Massage Operator's License
 - 1. (H2a1) **Massage Operator's License for Chloe Helen Roy dba Helen's Helping Hands**, located at 4090 Washington Road, for on premise massage services only.
 - b. Temporary Use Authorization
 - c. Conceptual Plan
 - 1. (H2c1) **Conceptual Plan for Knollwood**, Tax Map 058 Parcel 134J, 168 lots, 94.71 +/- acres, located off Clanton Road & Old Washington Road, and currently zoned PUD (Planned Unit Development).

2. (H2c2) **Conceptual Plan for Southwind Village Phase 4**, Tax Map 060 Parcel 1774, 88 lots, 46.7 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential).

d. Individual Plat

1. (H2d1) **Individual Plat for Charles Alex Giffin**, Tax Map 014 Parcel 054V, 1 lot, 5.0 +/- acres, located at 6596 Ridge Road, and currently zoned R-A (Residential Agricultural).

e. Final Plat

1. (H2e1) **Final Plat for Whispering Pines 5A**, Tax Map 059 Parcels 716 & 718 (portion of), 77 lots, 34.87 +/- acres, located off William Few Parkway, and currently zoned PUD (Planned Unit Development).

f. Plan Revision

g. Public Hearing

1. (H2g1) **RZ22-02-01**, Rezone from R-1 (Single Family Residential) to P-1 (Professional), Tax Map 068 Parcel 960, 2.77 +/- acres, located off Gateway Boulevard, and currently zoned R-1 (Single Family Residential).
2. (H2g2) **VA22-02-02**, Variance to Section 90-139 *Buffers & Screening*, Tax Map 068 Parcel 960, 2.77 +/- acres, located off Gateway Boulevard, and currently zoned R-1 (Single Family Residential).
3. (H2g3) **VA22-02-01**, Variance to Section 90-98 *List of Lot & Structure Requirements*, Tax Map 078 Parcel 144, 8.84 +/- acres, located at 475 Columbia Industrial Boulevard, and currently zoned M-2 (General Industrial).
4. (H2g4) **VA22-02-03**, Variance to Section 34-1 *Major Site Grading*, Tax Map 060 Parcel 1628, 17.6 +/- acres, located off Crestwood Parkway, and currently zoned R-2 (Single Family Residential).
 - a. (H2g4a) **Conceptual Plan for Four Oaks Phase IV**, Tax Map 060 Parcel 1628, 44 lots, 17.6 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential).
5. (H2g5) **VA22-02-04**, Variance to Section 34-1 *Major Site Grading*, Tax Map 060 Parcel 1630, 13.4 +/- acres, located off Bronco Pass, and currently zoned R-2 (Single Family Residential).
 - a. (H2g5a) **Conceptual Plan for Four Oaks Phase III**, Tax Map 060 Parcel 1630, 22 lots, 13.4 +/- acres, located off 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, February 17, 2022 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.