



**Columbia County Planning Commission
Final Agenda for March 17, 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 3, 2022 | |
| 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) Massage Operator's License for Anjelica Rosario dba The Sunny Orchid Thai Bodywork & Massage , located at 3685 River Watch Parkway, Suite 105, for on premise massage services only. | |
| 2. (H2a2) Massage Operator's License for Yonggui & Zs Inc dba Oriental Massage , located at 4158 Washington Road, Suite 10, for on premise massage services only. | |
| b. Temporary Use Authorization | |
| 1. (H2b1) Temporary Use Authorization , Tax Map 043 Parcel 074, 4.86 +/- acres, located at 276 G.R. Tucker Road, and currently zoned R-A (Residential Agriculture). | |
| c. Provisional Home Occupation | |

1. (H2c1) **Provisional Home Occupation for Breaking Chains Fitness LLC**, Tax Map 031 Parcel 174D, 19.74 +/- acres, located at 6690 Swint Combs Road, and currently zoned R-A (Residential Agricultural).
- d. Individual Plat
 1. (H2d1) **Individual Plat for White Oak Road Group, LLC**, Tax Map 017 Parcel 066B, 3 lots, 21.92 +/- acres, located at 5570 White Oak Road , and currently zoned R-A (Residential Agricultural).
- e. Final Plat
- f. Plan Revision
- g. Public Hearing
 1. (H2g1) **RZ22-03-03**, Major S-1 (Special) Revision, Tax Map 031A Parcel 002, 2.73 +/- acres, located at 949 Appling Harlem Road, and currently zoned S-1 (Special).
 2. (H2g2) **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).
 3. (H2g3) **RZ22-03-05**, Major PUD (Planned Unit Development) Revision, Tax Map 069 Parcel 097C & Tax Map 075 Parcel 098, 96.82 +/- acres in total, located off Wrightsboro Road, and currently zoned PUD (Planned Unit Development).
 4. (H2g4) **RZ22-03-06**, Rezone from C-2 (General Commercial) and R-4 (Recreational Residential) to R-4 (Recreational Residential), Tax Map 024 Parcel 010D, 3.03 +/- acres, located at 6564 Washington Road, and currently split zoned C-2 (General Commercial) and R-4 (Recreational Residential).
 5. (H2g5) **RZ22-03-07**, Conditional Use for a Convenience Store with Gas Pumps, Tax Map 077B Parcel 170, 1.8 +/- acres, located at 128 Old Evans Road, and currently zoned C-1 (Neighborhood Commercial).
 6. (H2g6) **RZ22-03-08**, Rezone C-2 (General Commercial) to M-1 (Light Industrial), Tax Map 061 Parcel 030L, 1.0 +/- acre portion of 30.46 +/- acres, located at 475 Lewiston Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).
 7. (H2g7) **VA22-03-04**, Variance to Sections 90-98 *List of Lot & Structure Requirements*, 90-139 *Buffers & Screening*, and 90-147(h)(3) *Use Provisions*, Tax Map 061 Parcel 030L, 1.0 +/- acre portion of 30.46 +/- acres, located at 475 Lewiston Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).
 8. (H2g8) **RZ22-03-09**, Major S-1 (Special) Revision, Tax Map 079 Parcel 066, 50.62 +/- acres, located at 285 Flowing Wells Road, and currently zoned S-1 (Special).
 9. (H2g9) **VA22-03-03**, Variance to Section 90-53 *List of Lot & Structure Requirements*, Tax Map 077E Parcel 031, 0.33 +/- acres, located at 420 Halifax Court, 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, March 31, 2022 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.