



**Columbia County Planning Commission  
Final Agenda for April 21, 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) March 31, 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) <b>Massage Operator's License for Ahimsa Healing &amp; Wellness LLC</b> , located at 280 Dublin Loop, for mobile massage services only.                                              |              |
| 2. (H2a2) <b>Massage Operator's License for Daniel Goggans dba Abide Holistic Wellness Studio</b> , located at 3685 River Watch Parkway Suite 105, for on premise and mobile massage services. |              |
| 3. (H2a3) <b>Massage Operator's License for Dawn McCall dba Peaceful Dawn</b> , located at 3685 River Watch Parkway Suite 140, for on premise massage services only.                           |              |
| b. Temporary Use Authorization                                                                                                                                                                 |              |
| 1. (H2b1) <b>Temporary Use Authorization</b> , 4223 Washington Road, Tax Map 078 Parcel 137F, 9.58 +/- acres, currently zoned C-2 (General Commercial). <b>Presented as information only.</b>  |              |

2. (H2b2) **Temporary Use Authorization**, 229 South Belair Road, Tax Map 073A Parcel 166, 0.55 +/- acres, currently zoned P-1 (Professional). **Presented as information only.**
  3. (H2b3) **Temporary Use Authorization**, 850 Ronald Reagan Drive, Tax Map 072 Parcel 548, 8.6 +/- acres, currently zoned PUD (Planned Unit Development). **Presented as information only.**
  4. (H2b4) **Temporary Use Authorization**, 2754 Summit Ridge Road, Tax Map 059 Parcel 018, 13.98 +/- acres, currently zoned R-A (Residential Agriculture).
- c. Conceptual Plan
1. (H2c1) **Conceptual Plan for Four Oaks Phase III**, Tax Map 060 Parcel 1630, 21 lots, 13.4 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential).
  2. (H2c2) **Conceptual Plan for Four Oaks Phase IV**, Tax Map 060 Parcel 1628, 38 lots, 19.7 +/- acres, located off Hereford Farm Road, and currently zoned R-2 (Single Family Residential).
- d. Architectural Review
1. (H2d1) **Architectural Review for Pinnacle Bank**, Tax Map 068 Parcel 036, 1.619 +/- acres, located at 420 Lewiston Road, and currently zoned C-C (Community Commercial).
  2. (H2d2) **Architectural Review for StoreEase**, Tax Map 077 Parcel 003B, 2.1 +/- acres, located at 1106 Furys Ferry Road, and currently zoned S-1 (Special).
- e. Final Plat
1. (H2e1) **Final Plat for Crawford Creek South X**, Tax Map 067 Parcel 2403, 52 lots, 18.73 +/- acres, located off William Smith Boulevard, and currently zoned PUD (Planned Unit Development).
  2. (H2e2) **Final Plat for Jones Mill Phase III**, Tax Map 077 Parcel 970C, 30 lots, 28.39 +/- acres, located off Furys Ferry Road, and currently zoned R-2 (Single Family Residential).
  3. (H2e3) **Final Plat for Whispering Pines 4B & 5B**, Tax Map 059 Parcels 716 & 718, 71 lots, 29.74 +/- acres, located off William Few Parkway, and currently zoned PUD (Planned Unit Development).
- f. Minor Waiver
1. (H2f1) **MW22-04-01**, Minor Waiver, Tax Map 077H Parcel 617, 0.37 +/- acres, 2001 Grace Avenue, currently zoned R-2 (Single Family Residential). **Presented as information only.**
- g. Public Hearing
1. (H2g1) **RZ22-04-01**, Conditional Use for a Car Wash & Ceramic Coating Business, Tax Map 078 Parcel 160, 1.934 +/- acres, located at 4186 Crosstowne Court, and currently zoned M-2 (General Industrial).
  2. (H2g2) **VA22-04-03**, Variance to Section 90-147 (h)(4)(b) *Use Provisions*, Tax Map 078 Parcel 160, 1.934 +/- acres, located at 4186 Crosstowne Court, and currently zoned M-2 (General Industrial).

3. (H2g3) **RZ22-04-02**, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 081A Parcel 030, 1.0 +/- acres, located at 629 Furys Ferry Road, and currently zoned R-2 (Single Family Residential).
4. (H2g4) **RZ22-04-03**, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 081A Parcel 029C, 0.97 +/- acres, located at 633 Furys Ferry Road, and currently zoned R-2 (Single Family Residential).
5. (H2g5) **RZ22-04-04**, Rezone R-1 (Single Family Residential) to R-2 (Single Family Residential), Tax Map 072 Parcel 131, 0.72 +/- acres, located at 576 Gibbs Road, and currently zoned R-1 (Single Family Residential).
6. (H2g6) **RZ22-04-05**, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 073 Parcel 091, 0.56 +/- acres, located at 4351 Columbia Road, and currently zoned R-2 (Single Family Residential).
7. (H2g7) **VA22-04-02**, Variance to Section 90-139 *Buffers & Screening*, Tax Map 073 Parcel 091, 0.56 +/- acres, located at 4351 Columbia Road, and currently zoned R-2 (Single Family Residential).
8. (H2g8) **RZ22-04-06**, Rezone R-4 (Recreational Residential) to S-1 (Special), Tax Map 002 Parcel 022F, 0.47 +/- acres portion of 21.47 +/- acres overall, located off Winfield Road, and currently zoned R-4 (Recreational Residential).
9. (H2g9) **VA22-04-04**, Variance to Section 90-147 (f)(2)(b) *Use Provisions*, Tax Map 002 Parcel 022F, 0.47 +/- acres portion of 21.47 +/- acres overall, located off Winfield Road, and currently zoned R-4 (Recreational Residential).
10. (H2g10) **VA22-04-01**, Variance to Sections 90-52 *Ancillary Dwelling* & 90-53 *List of Lot & Structure Requirements*, Tax Map 078H Parcel 167, 0.46 +/- acres, located at 4221 Green Ivy Lane, and currently zoned R-2 (Single Family Residential).

h. Text Amendments

1. (H2h1) **TA22-04-01**, Text Amendment, Chapter 6 Alcoholic Beverages and Chapter 90 Zoning.

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, May 5, 2022 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.**