



Columbia County Planning Commission
January 16th, 2025 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Commissioner Mark Moody
Commissioner James Van Meter
Commissioner Jim Steed
Commissioner Emory Holloway

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Lindsay Stahler, Executive Assistant
Members of the Public

A. CALL TO ORDER

Vice-Chairman Moody called the meeting to order at 6:00 p.m.

B. INVOCATION

Director Scott Sterling gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner Van Meter led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Vice-Chairman Moody declared a quorum with 4 Commissioners present (80% Quorum).
Commissioner Cato was absent.

E. ELECTION OF OFFICERS

Chairman

Vice-Chairman Moody opened nominations for the Chairman of the Columbia County Planning Commission.

Commissioner Holloway nominated Vice-Chairman Moody for Chairman. Commissioner Steed seconded the nomination.

Vice-Chairman Moody stated that he had been nominated for Chairman of the Columbia County Planning Commission. There were no other nominations for Chairman and nominations were closed by Vice-Chairman Moody.

Vice-Chairman Moody called for the vote for Vice-Chairman Moody as Chairman of the Columbia County Planning Commission. Vote carried unanimously.

Vice-Chairman

Chairman Moody opened nominations for the Vice-Chairman of the Columbia County Planning Commission.

Commissioner Holloway nominated Commissioner Van Meter for Vice-Chairman. Commissioner Steed seconded the nomination.

Chairman Moody stated that Commissioner Van Meter had been nominated for Vice-Chairman of the Columbia County Planning Commission. There were no other nominations for Vice-Chairman and nominations were closed by Chairman Moody.

Chairman Moody called for the vote for Commissioner Van Meter as Vice-Chairman of the Columbia County Planning Commission. Vote carried unanimously.

F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(F1) December 19th, 2024

Vice-Chairman Van Meter made a motion to approve the December 19th, 2024 meeting minutes. Commissioner Holloway seconded the motion. The motion carried unanimously.

G. APPROVAL OF THE AGENDA

Commissioner Holloway made a motion to approve the January 16th, 2025 Agenda. Vice-Chairman Van Meter seconded the motion. The motion carried unanimously.

H. PRESENTATION

1. 2024 Year in Review

I. DEBATE AGENDA

1. New Business

a. Massage Operator's License

The following items were voted on collectively.

1. **(H1a1) Massage Operator's License for Golden Era Massage, LLC**, 4408 Columbia Rd Suite 106, Tax Map 073 Parcel 356. Massage at Premise address only.
2. **(H1a2) Massage Operator's License for Jerrilyn Sweat dba Body Alchemy**, 4408 Columbia Rd Suite 106, Tax Map 073 Parcel 356. Massage at premise address only.
3. **(H1a3) Massage Operator's License for Faith E O'Neill**, 4434 Columbia Road Suite 204, Tax Map 073G Parcel 084, Massage at premise address and mobile massage services.
4. **(H1a4) Massage Operator's License for Alishia Bryden dba Therapeutic Massage Solutions**, 427 North Belair Road Suite 7, Tax Map 073 Parcel 023. Massage at premise address and mobile massage services.

Staff Member Will Butler presented the staff recommendations.

Commissioner Steed made a motion to approve the massage operator's licenses as presented. Commissioner Holloway seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H1b1) MW25-01-01**, Minor Waiver, 3670 Point Comfort Lane. Tax Map 082 Parcel 088, 1.71 +/- acres, and currently zoned R-1 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:14PM.

Applicant, Peter Parvianinen, 3670 Point Comfort Lane, stated that he was here to answer any questions.

Members of the public were present but had no comments or concerns.

Chairman Moody closed the public hearing at 6:15PM.

Vice-Chairman Van Meter made a motion to approve MW25-01-01, Minor Waiver, 3670 Point Comfort Lane. Tax Map 082 Parcel 088, 1.71 +/- acres, and currently zoned R-1 (Single Family Residential). Commissioner Steed seconded the motion. The motion carried unanimously.

2. **(H1b2) Temporary Use Authorization**, 4634 Jessie Road, Tax Map 074C Parcel 119, 0.79 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:16PM.

Applicant, Danny Young, 4634 Jessie Road, stated that he is staying in the camper until his house is rebuilt.

Members of the public were present but had no comments or concerns.

Chairman Moody closed the public hearing at 6:16PM.

Commissioner Steed made a motion to approve the Temporary Use Authorization, 4634 Jessie Road, Tax Map 074C Parcel 119, 0.79 +/- acres, and currently zoned R-2 (Single Family Residential). Vice-Chairman Van Meter seconded the motion. The motion carried unanimously.

3. **(H1b3) Temporary Use Authorization**, 1322 Collins Drive, Tax Map 074C Parcel 018A, 0.48 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:17PM.

Applicant, Donna Jones, 1419 Collins Drive, stated that her and her mom are staying in the RV until their house is finished.

Members of the public were present but had no comments or concerns.

Chairman Moody closed the public hearing at 6:18PM.

Commissioner Steed made a motion to approve the Temporary Use Authorization, 1322 Collins Drive, Tax Map 074C Parcel 018A, 0.48 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

4. **(H1b4) VA25-01-01**, Variance to Section 90-98 *List of lot & structure requirements*, 4329 Belair Frontage Road, Tax Map 074 Parcel 094, 1.91 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:19PM.

Applicant, Nate Fuss, 211 Perimeter Center Pkwy NE, Suite 425, Atlanta, GA, apologizes for the miscommunication. They are requesting a 10' foot setback which is similar to the other side. This is a triangular parcel and the required drive-thru stacking determines the canopy placement. This is going to be a drive-thru only Chick-Fil-a.

Members of the public were present but had no comments or concerns.

Chairman Moody closed the public hearing at 6:21PM.

Commissioner Steed made a motion to recommend approval with condition of VA25-01-01, Variance to Section 90-98 *List of lot & structure requirements*, 4329 Belair Frontage Road, Tax Map 074 Parcel 094, 1.91 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

Condition:

Planning:

Landscape plan shall be prepared by a licensed landscape architect.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Vice-Chairman Van Meter made the motion to adjourn the meeting at 6:22 p.m. Commissioner Holloway seconded the motion. Motion carried unanimously.

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Signature on File _____
Mark Moody, Chairman

Signature on File _____
Scott Sterling, Planning Services Director