



**Columbia County Planning Commission
February 20th, 2025 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Mark Moody
Vice-Chairman James Van Meter
Commissioner Jim Steed
Commissioner Emory Holloway
Commissioner Ryan Cato

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

A. CALL TO ORDER

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

B. INVOCATION

Staff Member Dylan Douglas gave the invocation.

C. PLEDGE OF ALLEGIANCE

Vice-Chairman Van Meter led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Moody declared a quorum with 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) February 6th, 2025

Vice-Chairman Van Meter made a motion to approve the February 6th, 2025 meeting minutes. Commissioner Holloway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Holloway made a motion to approve the February 20th, 2025 Agenda. Commissioner Cato seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Preliminary Plat

1. **(H1a1) Abundance Pointe**, Off Abundance Way, 9 lots, Tax Map 001 Parcels 004, 004A, 004B, & 004D, 23.17 acres and currently zoned R-4 (Recreational Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the preliminary plat for Abundance Pointe, Off

Abundance Way, 9 lots, Tax Map 001 Parcels 004, 004A, 004B, & 004D, 23.17 acres and currently zoned R-4 (Recreational Residential). Commissioner Steed seconded the motion. The motion carried unanimously.

2. **(H1a2) Greenpoint Phase 4**, Off Appling Harlem Road, 62 lots, Tax Map 030 Parcel 083M, 21.5 +/- acres, and currently zoned PRD (Planned Residential Development).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the preliminary plat for Greenpoint Phase 4, Off Appling Harlem Road, 62 lots, Tax Map 030 Parcel 083M, 21.5 +/- acres, and currently zoned PRD (Planned Residential Development). Commissioner Holloway seconded the motion. The motion carried unanimously.

3. **(H1a3) Tillery Park Area 7**, Off Baker Place Road, 98 lots, Tax Map 051 Parcels 048 & 049 (portion of), 39 +/- acres, and currently zoned PRD (Planned Residential Development).

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the preliminary plat for Tillery Park Area 7, Off Baker Place Road, 98 lots, Tax Map 051 Parcels 048 & 049 (portion of), 39 +/- acres, and currently zoned PRD (Planned Residential Development). Commissioner Steed seconded the motion. The motion carried unanimously.

b. Architectural Review

1. **(H1b1) Condition of Rezoning - Architectural Review**, 5151 Bluegrass Trail, Tax Map 061A Parcel 029B, 1.48 +/- acres and currently zoned C-2 (General Commercial).

Staff member Nayna Mistry presented the staff recommendation.

Commissioner Steed made a motion to approve the architectural review at 5151 Bluegrass Trail, Tax Map 061A Parcel 029B, 1.48 +/- acres and currently zoned C-2 (General Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) Temporary Use Authorization**, 1242 Lakeview Drive, Tax Map 063 Parcel 023C, 3.46 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Nayna Mistry presented the staff recommendation.

Chairman Moody opened the public hearing at 6:09PM.

Applicant, Kellie Hunt, 1246 Lakeview Drive, was present.

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

Chairman Moody closed the public hearing at 6:10PM.

Commissioner Cato made a motion to approve the temporary use authorization at 1242 Lakeview Drive, Tax Map 063 Parcel 023C, 3.46 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. **(H1c2) VA25-02-01**, Variance to Section 90-135 *Signs*, 5170 Columbia Road, Tax Map 061 Parcels 022A & 020M, 7 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:12PM.

Applicant, Tiffany Jackson, 171 Crossroad Pkwy, Savannah, GA, stated that they request the application to be withdrawn at this time.

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

Chairman Moody closed the public hearing at 6:13PM.

Commissioner Cato made a motion to approve the request to withdraw without prejudice VA25-02-01, Variance to Section 90-135 *Signs*, 5170 Columbia Road, Tax Map 061 Parcels 022A & 020M, 7 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

3. **(H1c3) VA25-02-02**, Variance to Section 90-135 *Signs*, 4099 Jimmie Dyess Parkway, Tax Map 074A Parcel 024, 1.29 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Nayna Mistry presented the staff recommendation.

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

Applicant, Tiffany Jackson, 171 Crossroad Pkwy, Savannah, GA, stated that they request the application to be withdrawn at this time.

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

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

Commissioner Steed made a motion to approve the request to withdraw without prejudice VA25-02-02, Variance to Section 90-135 *Signs*, 4099 Jimmie Dyess Parkway, Tax Map 074A Parcel 024, 1.29 +/- acres, and currently zoned C-2 (General Commercial). Vice-Chairman Van Meter seconded the motion. The motion carried unanimously.

4. **(H1c4) VA25-02-03**, Variance to Section 90-98 List of lot & structure requirements, 531 Rountree Way, Tax Map 077A Parcel 060C, 3.0 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Will Butler presented the staff recommendation.

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

Applicant, Gary Simpson, 334 Holly Oak way, stated that he was checking boxes for approval and that the storage building would look odd being close to the road.

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

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

Commissioner Steed made a motion to recommend approval with condition VA25-02-03, Variance to Section 90-98 *List of lot & structure requirements*, 531 Rountree Way, Tax Map 077A Parcel 060C, 3.0 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Holloway

seconded the motion. The motion carried unanimously.

Condition:

Planning:

Maximum building setback is removed from the Rountree Way frontage only.

5. **(H1c5) VA25-02-04**, Variance to Section 90-135 *Signs*, 208 Bobby Jones Expressway, Tax Map 078D Parcel 028, 1.55 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:22PM.

Cody Rogers with EMC Engineering, 1211 Merchant Way, Statesboro, GA, stated the variance would allow the nonconforming use to remain. Parkers and the billboard company both didn't prefer the compliant location for the billboard.

Applicant, Tiffany Jackson, 171 Crossroad Pkwy, Savannah, GA, stated that she was here to answer any questions.

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

Chairman Moody closed the public hearing at 6:24PM.

Vice-Chairman Van Meter made a motion to recommend disapproval of VA25-02-04, Variance to Section 90-135 *Signs*, 208 Bobby Jones Expressway, Tax Map 078D Parcel 028, 1.55 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Holloway seconded the motion. The motion carried unanimously.

6. **(H1c6) RZ25-02-01**, Rezoning from R-2 (Single Family Residential) to PRD (Planned Residential Development), 4204 Washington Road and off Washington Road, Tax Map 079 Parcels 110 & 110A, 15.44 +/- acres total and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:28PM.

Applicant or their representative were not present

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

Chairman Moody closed the public hearing at 6:28PM.

Commissioner Steed made a motion to postpone to the March 20th, 2025, Planning Commission Meeting RZ25-02-01, Rezoning from R-2 (Single Family Residential) to PRD (Planned Residential Development), 4204 Washington Road and off Washington Road, Tax Map 079 Parcels 110 & 110A, 15.44 +/- acres total and currently zoned R-2 (Single Family Residential). Vice-Chairman Van Meter seconded the motion. The motion carried unanimously.

7. **(H1c7) RZ25-02-02**, Rezoning from R-2 (Single Family Residential) to R-1 (Single Family Residential), off Wrightsboro Rd, Tax Map 052 Parcel 037, 96.74 +/- acres and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:30PM.

Applicant or their representative were not present

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

Chairman Moody closed the public hearing at 6:30PM.

Commissioner Cato made a motion to approve the request to withdraw without prejudice RZ25-02-02, Rezoning from R-2 (Single Family Residential) to R-1 (Single Family Residential), off Wrightsboro Rd, Tax Map 052 Parcel 037, 96.74 +/- acres and currently zoned R-2 (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

The following items were voted on collectively:

8. **(H1c8) Concept Plan - Hamilton Grove**, Off Wrightsboro Road, 36 lots, Tax Map 052 Parcel 037, 96.74 +/- acres, and currently zoned R-2 (Single Family Residential). **No Public Hearing.**
9. **(H1c9) VA25-02-05**, Variance to Section 74-80 *Design of Streets*, off Wrightsboro Rd, Tax Map 052 Parcel 037, 96.74 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Danielle Montgomery presented the staff recommendations for both items.

Chairman Moody opened the public hearing at 6:32PM.

Applicant or their representative were not present

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

Chairman Moody closed the public hearing at 6:33PM.

Commissioner Cato made a motion to approve the request to withdraw without prejudice VA25-02-05, Variance to Section 74-80 *Design of Streets*, off Wrightsboro Rd, Tax Map 052 Parcel 037, 96.74 +/- acres, and currently zoned R-2 (Single Family Residential) and the concept plan for Hamilton Grove. Commissioner Steed seconded the motion. The motion carried unanimously.

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 6:33 p.m. Commissioner Steed seconded the motion. Motion carried unanimously.

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Signature on File
Mark Moody, Chairman

Signature on File
Scott Sterling, Planning Services Director