



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

Present at the meeting included:

Chairman Mark Moody
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

Commissioner Jim Steed led the pledge to the American Flag.

D. ROLL CALL / QUORUM

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

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) February 20th, 2025

Commissioner Cato made a motion to approve the February 20th, 2025 meeting minutes. Commissioner Steed seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Holloway made a motion to approve the March 6th, 2025 Agenda. Commissioner Cato seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Concept Plan

1. **(H1a1) Larry Delma Morris Subdivision**, Off Bill Dorn Road, 26 lots, Tax Map 009 Parcel 003, 113.34 +/- acres, and currently zoned R-A (Residential Agricultural).
Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the concept plan for Larry Delma Morris Subdivision,

Off Bill Dorn Road, 26 lots, Tax Map 009 Parcel 003, 113.34 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Holloway seconded the motion. The motion carried unanimously.

b. Massage Operator's License

The following items were voted on collectively:

1. **(H1b1) Massage Operator's License for Elizabeth Seyberth dba Liz Seyberth Massage & Skincare**, 1106 Furys Lane Suite B, Tax Map 082A Parcel 059E, Massage at premise address and mobile massage services.
2. **(H1b2) Massage Operator's License for Carrie Fuller dba Blue Bird Bodywork**, 1106 Furys Lane Suite B, Tax Map 082A Parcel 059E, Massage at premise address only.

Staff Member Will Butler presented the staff recommendations for both requests.

Commissioner Cato made a motion to approve the Massage Operator's License for Carrie Fuller dba Blue Bird Bodywork and Elizabeth Seyberth dba Liz Seyberth Massage & Skincare, 1106 Furys Lane Suite B, Tax Map 082A Parcel 059E, Massage at premise and mobile massage services. Commissioner Holloway seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) RZ25-03-01**, Rezoning from C-2 (General Commercial) & R-1 (Single Family Residential) to C-C (Community Commercial), 426 Lewiston Road & 5136 Autumn Trail, Tax Map 068 Parcels 095A & 096, a combined 3.24 +/- acres, and currently zoned C-2 (General Commercial) & R-1 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:11PM.

Representative, Jonathan Aceves, Broker with Meybohm, 3737 Inverness Way, stated this is the same developer that developed The Pinnacle Bank and Popeyes. Also here to answer any questions.

The following members of the public spoke:

Doug Thornton, 5123 Autumn Trail
Tom Petrak, 378 Lietz Ct
Lindsay Connally, 5129 Autumn Trail
Julie Thornton, 5123 Autumn Trail
Cassandra Wyatt, 13 Kingsberry Ct
Pablo Stanley, 5098 Autumn Trail

The members of the public expressed their concerns about this application. They are concerned about the increase of traffic, noise pollution, light pollution, and water pollution. They already have issues with people turning around on Autumn Trail and worry that this development would cause the turn lane to back up and result in people turning right and using their driveways to turn around. They have noticed an increase in accidents off I-20 since the interchange and commercial development in the area. These residents moved here for nature and to have privacy and to feel safe in their own homes. They don't believe that adding another commercial business is necessary at this location. Concerns with water runoff from the site and others were presented as well.

Chairman Moody closed the public hearing at 6:37PM.

Commissioner Steed made a motion to recommend approval with conditions of RZ25-03-01, Rezoning from C-2 (General Commercial) & R-1 (Single Family Residential) to C-C (Community Commercial), 426 Lewiston Road & 5136 Autumn Trail, Tax Map 068 Parcels 095A & 096, a combined 3.24 +/- acres, and currently zoned C-2 (General Commercial) & R-1 (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. All the conditions of approval for RZ16-11-04, except conditions 1 and 4, shall still apply.
2. Architectural finishes and building materials shall include a combination of brick, stone, and stucco. Metal may be used as a roofing material. Any appeal of staff's decision regarding materials may be made to the Planning Commission.
3. Individual freestanding signs shall be limited to an overall height of 8 feet and constructed of materials matching the proposed buildings. Two individual freestanding signs are permitted for the development, one per road frontage.
4. Both parcels shall be served by a single shared driveway from Autumn Trail. The existing Lewiston Road access to 426 Lewiston Road shall serve both parcels.

Traffic Engineering:

The driveway on Autumn Trail must align with the existing commercial development at 433 Autumn Trail.

2. **(H1c2) VA25-03-01**, Variance to Section 90-53 *List of lot & Structure Requirements*, 738 Campana Drive, Tax Map 071 Parcel 136, 0.28 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:42PM.

Applicant, Ron Lewis, 3056 Leaning Oak Way, stated that his request for the variance was self-explanatory. The discussion after the previous variances was that this lot was not included as an accidental oversight. The existing retaining wall ends at the property line. The lot needs grading and possibly a retaining wall.

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

Chairman Moody closed the public hearing at 6:44PM.

Commissioner Holloway made a motion to recommend approval with condition of VA25-03-01, Variance to Section 90-53 *List of lot & Structure Requirements*, 738 Campana Drive, Tax Map 071 Parcel 136, 0.28 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

Condition:

Building Standards:

If the retaining wall shown on the Land Disturbance Permit is needed, it must not cross property lines. A Cast-in-Place wall may be constructed only if it has a "Cold Joint" at the property line shared with 736 Campana Drive. This allows each property owner to be separated from the adjacent property.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Steed made the motion to adjourn the meeting at 6:44 p.m. Commissioner Cato seconded the motion. Motion carried unanimously.

Signature on File
Mark Moody, Chairman

Signature on File
Scott Sterling, Planning Services Director