



Columbia County Planning Commission
March 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 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) March 6th, 2025

Vice-Chairman Van Meter made a motion to approve the March 6th, 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 20th, 2025 Agenda. Commissioner Cato seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

- a. (H1a1) 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 6:04PM.

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 6:05PM.

Commissioner Steed made a motion to postpone to the May 15th, 2025 Planning Commission Meeting file 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). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. New Business

a. Preliminary Plat

(H2a1) Highland Lakes West Section II, Off William Few Parkway, 92 lots, Tax Map 060 Parcel 1767, 34.5+/- acres and currently zoned R-2 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the Preliminary Plat for Highland Lakes West Section II, Off William Few Parkway, 92 lots, Tax Map 060 Parcel 1767, 34.5+/- acres and currently zoned R-2 (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

b. Final Plat

(H2b1) Tillery Park South, Off Baker Place Road, 67 lots, Tax Map 051 Parcels 069 & 2064 and Tax Map 051A Parcels 042 & 043, 31.51 +/- acres, and currently zoned PRD (Planned Residential Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the Final Plat for Tillery Park South, Off Baker Place Road, 67 lots, Tax Map 051 Parcels 069 & 2064 and Tax Map 051A Parcels 042 & 043, 31.51 +/- acres, and currently zoned PRD (Planned Residential Development). Commissioner Holloway seconded the motion. The motion carried unanimously.

c. Public Hearing

The following items were voted on collectively:

1. **(H2c1) Temporary Use Authorization**, 37 Champions Parkway, Tax Map 065 Parcel 1320, 362.83 +/- acres and currently zoned PUD (Planned Unit Development).
2. **(H2c2) Temporary Use Authorization**, 0 Champions Parkway, Tax Map 065 Parcel 888A, 5.20 +/- acres, and currently zoned PUD (Planned Unit Development).
3. **(H2c3) Temporary Use Authorization**, 70 Champions Parkway, Tax Map 065 Parcel 1261, 8.23 +/- acres, and currently zoned PUD (Planned Unit Development).
4. **(H2c4) Temporary Use Authorization**, 4945 Hardy McManus Road, Tax Map 065, Parcel 009C, 49.90 +/- acres, and currently zoned S-1 (Special).

5. **(H2c5) Temporary Use Authorization**, 0 Riverwood Parkway, Tax Map 065 Parcel 386B, 28.30 +/- acres, and currently unzoned as a part of the Riverwood Parkway right-of-way.

Staff Member Dylan Douglas presented the staff recommendations for all the Temporary Use Authorizations.

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

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 6:11PM.

Commissioner Holloway made a motion to approve the Temporary Use Authorizations at 37 Champions Parkway, 0 Champions Parkway, 70 Champions Parkway, 4945 Hardy McManus Road, and 0 Riverwood Parkway. Commissioner Cato seconded the motion. The motion carried unanimously.

6. **(H2c6) RZ25-03-02**, Major S-1 (Special) Revision, 562 Rountree Way, Tax Map 077A Parcel 016C, 11.18 +/- acres and currently zoned S-1 (Special).

Staff Member Nayna Mistry presented the staff recommendation.

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

Applicant, Heather Huggins, 421 Westhaven Ct, was present.

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

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

Vice-Chairman Van Meter made a motion to recommend approval of RZ25-03-02, Major S-1 (Special) Revision, 562 Rountree Way, Tax Map 077A Parcel 016C, 11.18 +/- acres and currently zoned S-1 (Special). Commissioner Steed seconded the motion. The motion carried unanimously.

7. **(H2c7) RZ25-03-03**, Major PUD (Planned Unit Development) Revision, 2571 William Few Parkway, Tax Map 060 Parcel 1755, 3.00 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Will Butler presented the staff recommendation.

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

Representative, Ally Roberson, 4455 McManus Ct and Applicant, Patrick Huegenin, 805 Peninsula Ct, were present.

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

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

Commissioner Holloway made a motion to recommend approval with conditions of RZ25-03-03, Major PUD (Planned Unit Development) Revision, 2571 William Few Parkway, Tax Map 060 Parcel 1755, 3.00 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Traffic Engineering:

Access to William Few Parkway must be shared among the lots to minimize the number of access points. This shared access must comply with the minimum sight distance requirements.

Planning:

1. Uses are limited to R-1 (Single Family Residential).
 2. The lots shall comply with the R-1 zoning setbacks.
8. **(H2c8) RZ25-03-04**, Rezoning from R-1 (Single Family Residential) to R-2 (Single Family Residential), 414 Calloway Road Extension, Tax Map 060 Parcel 013B, 63.14 +/- acres and currently zoned R-1 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Tyler Findley with Hughston Homes, 6053 Veterans Parkway, Columbus, GA, stated that he was here to answer any questions. They are aware of the traffic improvement requirements, and they will not connect to Phase IV due to the topography.

The Planning Commissioners asked if they were okay with conditions.

Tyler Findley stated yes, they knew they would need to tackle these issues and that it's just a part of doing business.

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

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

Commissioner Holloway made a motion to recommend approval with conditions of RZ25-03-04, Rezoning from R-1 (Single Family Residential) to R-2 (Single Family Residential), 414 Calloway Road Extension, Tax Map 060 Parcel 013B, 63.14 +/- acres and currently zoned R-1 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Fire Department:

The proposed development must improve Calloway Rd Ext. to meet IFC 2018 Fire Apparatus road access. The road would need fire hydrants added from the existing end of fire hydrants (minimum 1000'). Road widths must be 26' wide for 50' before and after the hydrant. The current dead end will need to be upgraded to a compliant IFC 2018 turnaround.

Traffic Engineering:

1. Pavement System Design Supplement A requires existing pavement sections on Calloway RD Ext. to be analyzed for structural sufficiency when a subdivision is extended with an increase in traffic loadings beyond its original pavement design. Calloway Rd Ext. must be widened to 24' pavement width. See Pavement System Design Supplement A, Page 5B. Please contact Engineering Services at 706-447-7602 to discuss the scope of the study.
2. Realigning Calloway Rd Extension would cause significant disruption to the local community. As a result, the proposed concept plan must be redesigned to explore alternative solutions that do not involve realignment.
3. Due to the proposed increase in traffic volumes at the intersection of Hereford Farm Rd and Calloway Rd Extension, along with the existing volume on Hereford Farm Rd, this intersection must be widened. It is recommended to include both left and right turn lanes on Calloway Rd Ext to improve traffic flow onto Hereford Farm Rd.

4. Right and left turn lanes may be required on Hereford Farm Road. Please refer to the Project Access Improvement (PAI) policy, available on the Engineering Division webpage.
 5. The developer is required to provide traffic calming measures on any proposed county-maintained roadways with straight sections (delta angle less than 30-degree curves) longer than 500 ft. A mandatory meeting with Engineering Division and developer/engineer is required before any detailed design to discuss acceptable traffic calming measures.
9. **(H2c9) VA25-03-02**, Variance to Section 90-98 *List of lot & Structure requirements*, 4323 Evans to Locks Road, Tax Map 077A Parcel 011E, 3.94 +/- acres, and currently zoned M-2 (General Industrial).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:27PM.

Applicant, Ryan Mitchell, 1820 Champions Circle, stated he 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 6:28PM.

Vice-Chairman Van Meter made a motion to recommend approval of VA25-03-02, Variance to Section 90-98 *List of lot & Structure requirements*, 4323 Evans to Locks Road, Tax Map 077A Parcel 011E, 3.94 +/- acres, and currently zoned M-2 (General Industrial). 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 6:28 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