



Columbia County Planning Commission
April 17, 2025 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Mark Moody
Commissioner Jamie Lester
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

Commissioner Steed led the pledge to the American Flag.

D. ROLL CALL / QUORUM

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

E. Election OF OFFICERS

Vice-Chairman

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

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

Chairman Moody stated that Commissioner Steed 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 Steed as Vice-Chairman of the Columbia County Planning Commission. Vote carried unanimously.

F. (F1) March 20th, 2025

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

G. APPROVAL OF THE AGENDA

Commissioner Holloway made a motion to approve the April 17th, 2025 Agenda and to add item I1c2 final plat to the agenda. Commissioner Steed seconded the motion. The motion carried unanimously.

H. PRESENTATION

I. DEBATE AGENDA

1. New Business

a. Massage Operator's License

Staff Member Will Butler presented the staff recommendations.

The following items were voted on collectively:

1. **(11a1) Massage Operator's License for Pure Motion LLC**, 7013 Evans Town Center Blvd Suite 203, Tax Map 072 Parcel 047. Massage at premise address and mobile massage services.
2. **(11a2) Massage Operator's License for Ravenwolf LLC dba Massage Nomad**, 3685 River Watch Parkway Suite 100, Tax Map 079 Parcel 002. Massage at premise address and mobile massage services.
3. **(11a3) Massage Operator's License Rosewater Spa & Wellness LLC dba Rosewater Spa & Wellness**, 620 Ponder Place Drive, Tax Map 073 Parcel 375. Massage at premise address only.

Commissioner Holloway made a motion to approve/ the Massage Operator's Licenses for Pure Motion LLC, Ravenwolf LLC dba Massage Nomad & Rosewater Spa & Wellness LLC dba Rosewater Spa & Wellness. Commissioner Cato seconded the motion. The motion carried unanimously.

b. Conceptual Plan

1. **(11b1) Hamilton Grove Revision**, 131 lots, 0 Hamilton Road, Tax Map 052 Parcel 037, 96 +/- 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 conceptual plan for Hamilton Grove Revision, 131 lots, 0 Hamilton Road, Tax Map 052 Parcel 037, 96 +/- acres and currently zoned R-2 (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

c. Preliminary Plat

1. **(11c1) Edgar Hughston Builders**, 26 lots, Off Bill Dorn Road, 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 preliminary plat for Edgar Hughston Builders, 26 lots, Off Bill Dorn Road, Tax Map 009 Parcel 003, 113.34 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Holloway seconded the motion. The motion carried unanimously.

Final Plat

2. **(11c2) Edgar Hughston Builders**, 26 lots, Off Bill Dorn Road, Tax Map 009 Parcel 003, 115.24 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the final plat for Edgar Hughston Builders, 26 lots, Off

Bill Dorn Road, Tax Map 009 Parcel 003, 115.24 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Holloway seconded the motion. The motion carried unanimously.

d. Public Hearing

1. **(I1d1) Temporary Use Authorization**, 5790 Harlem Grovetown Road, Tax Map 052 Parcel 114A, 4 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicant, Ronald Combs, 5790 Harlem Grovetown Road, stated that he wants to move back out to his property. He has had a few thefts out there recently.

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 Temporary Use Authorization, 5790 Harlem Grovetown Road, Tax Map 052 Parcel 114A, 4 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. **(I1d2) RZ25-04-01**, Major PUD (Planned Unit Development) Revision, 801 Ronald Reagan Drive and Off Ronald Reagan Drive, Tax Map 072 Parcels 231P & 544, 1.38 +/- combined acres and currently zoned PUD (Planned Unit Development).

Staff Member Nayna Mistry presented the staff recommendation.

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

Alex Williams, 1225 Francine Court, Decatur, GA 30033, works with the architects for this project. He stated that he is excited for this project and believes it will be a cornerstone for the community.

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

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

Commissioner Lester made a motion to recommend approval of RZ25-04-01, Major PUD (Planned Unit Development) Revision, 801 Ronald Reagan Drive and Off Ronald Reagan Drive, Tax Map 072 Parcels 231P & 544, 1.38 +/- combined acres and currently zoned PUD (Planned Unit Development). Commissioner Steed seconded the motion. The motion carried unanimously.

3. **(I1d3) VA25-04-01**, Variance to Section 74-80(f) *Design of Streets*, 414 Calloway Road Extension, Tax Map 060 Parcel 013B, 62.72 +/- acres, and currently zoned R-1 (Single Family Residential). Staff Member Danielle Montgomery presented the staff recommendation.

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:20PM.

Tyler Findley with Hughston Homes, 6053 Veterans Parkway, Columbus, GA, stated that he was here to answer any questions and that the staff report explains the reasons why they need the variance.

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

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

Commissioner Holloway made a motion to approve VA25-04-01, Variance to Section 74-80(f) *Design of Streets*, 414 Calloway Road Extension, Tax Map 060 Parcel 013B, 62.72 +/- acres, and currently zoned R-1 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

4. **(I1d4) Concept Plan** - Southwind Phase 5, 414 Calloway Road Extension, 70 lots, Tax Map 060 Parcel 013B, 62.72 +/- acres, and currently zoned R-1 (Single Family Residential). **No Public Hearing.**

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the concept plan for Southwind Phase 5, 414 Calloway Road Extension, 70 lots, Tax Map 060 Parcel 013B, 62.72 +/- acres, and currently zoned R-1 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

5. **(I1d5) Provisional Home Occupation - Sanherz Ground Solutions LLC**, 6095 Dogwood Trail, Tax Map 042 Parcel 195A, 2.5 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Felipe Sanchez, 6095 Dogwood Trail, stated that he is running a small landscaping business and as the business grows, he will find a new location.

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

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

Commissioner Cato made a motion to approve the provisional home occupation for Sanherz Ground Solutions LLC, 6095 Dogwood Trail, Tax Map 042 Parcel 195A, 2.5 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Holloway seconded the motion. The motion carried unanimously.

6. **(I1d6) RZ25-04-02**, Major S-1 (Special) Revision, 2248 William Few Parkway, Tax Map 060 Parcel 090A, 4.99 +/- acres, and currently zoned S-1 (Special).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Ryan Kroger, 2248 William Few Parkway, stated that he has a vision to continue working on this property and that this is the next step his customers are asking for.

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

Chairman Moody closed the public hearing at 6:31PM.

Commissioner Holloway made a motion to recommend disapproval of RZ25-04-02, Major S-1 (Special) Revision, 2248 William Few Parkway, Tax Map 060 Parcel 090A, 4.99 +/- acres, and currently zoned S-1 (Special). Commissioner Lester seconded the motion. The motion carried 4-1.

Commissioner Cato opposed.

7. **(I1d7) RZ25-04-03**, Rezoning from S-1 (Special) & R-3 (Single Family Residential) to S-1 (Special), 316 Baston Road, Tax Map 082B Parcel 006, 4.9 +/- acres, and currently zoned S-1 (Special) & R-3 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

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

Joe Todd, 931 Big Oak Circle, stated he represents the school and is also a board member. The existing campus has been upgraded, but it would be difficult to upgrade while in use. The goal is to expand available space more than to increase enrollment, as well as increase campus security.

Terrance Vandiver, 715 Huggens Ct, stated that he is the chairman of the board and believes by expanding the school they will increase the safety measures for the students and staff.

Lisa Snoddy, 3563 Reserve Place, stated that it's great that the school wants to expand, but is worried about the traffic this will cause.

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

Commissioner Lester made a motion to recommend approval with conditions of RZ25-04-03, Rezoning from S-1 (Special) & R-3 (Single Family Residential) to S-1 (Special), 316 Baston Road, Tax Map 082B Parcel 006, 4.9 +/- acres, and currently zoned S-1 (Special) & R-3 (Single Family Residential). Commissioner Steed seconded the motion. The motion carried unanimously.

Conditions:

Health Department:

Connection to county sewer is required.

Planning:

Minor adjustment to the provided conceptual plan in order to address any Fire Marshal or Fire Department requirements is permitted.

8. **(I1d8) RZ25-04-04**, Major PUD (Planned Unit Development) Revision, 776 Marsh Point Road, Tax Map 081 Parcel 500, 0.47 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:48PM.

Ki Jones with Davis Homes, 4978 Sussex Dr, stated that the retaining wall allows a playground near the alley way and that the new building will not be taller than the 1st floor window of the home.

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

Chairman Moody closed the public hearing at 6:50PM.

Commissioner Lester made a motion to recommend approval of RZ24-04-04, Major PUD (Planned Unit Development) Revision, 776 Marsh Point Road, Tax Map 081 Parcel 500, 0.47 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

9. **(I1d9) RZ25-04-05**, Conditional Use for a Daycare Center, 450 Flowing Wells Road, Tax Map 078B

Parcel 047, 1.93 +/- acres, and currently zoned P-1 (Professional).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:54PM.

David Wallace with Primrose Schools, 407 Wildmarker Rd, Piedmont, SC, stated that they love this area, and that the daycare will be for infants through pre-K. They recognize that parking is a challenge.

Angela Lewis, 523 Benson Ct, stated that she is not against a daycare, but is concerned about the traffic it could bring to the area. She also feels that this area is dangerous and might not be the best spot for a daycare.

Chairman Moody closed the public hearing at 7:05PM.

Commissioner Steed made a motion to recommend approval of RZ25-04-05, Conditional Use for a Daycare Center, 450 Flowing Wells Road, Tax Map 078B Parcel 047, 1.93 +/- acres, and currently zoned P-1 (Professional). Commissioner Cato seconded the motion. The motion carried unanimously.

10. **(I1d10) VA25-04-02**, Variance to Section 34-1 *Major site grading*, off Stablebridge Way, Tax Map 060 Parcel 1697, 9.79 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 7:08PM.

Tyler Findley with Hughston Homes, 6053 Veterans Parkway, Columbus, GA, stated that they have tried this a couple of different ways. He thought they could grade as built homes, but that didn't work. The minimum 60ft buffer will be on all sides.

Michael Quagliano, 1731 Stablebridge Way, stated that this project is close to his property and that the construction has already broke his water line three times.

Chairman Moody closed the public hearing at 7:13PM.

Commissioner Steed made a motion to recommend approval of VA25-04-02, Variance to Section 34-1 *Major site grading*, off Stablebridge Way, Tax Map 060 Parcel 1697, 9.79 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

e. Text Amendments

1. **(I1e1) Text Amendment**, Chapter 74 Subdivisions, Article II, Procedure for Plat Approval, Section 74-36 *Generally*.

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 7:17PM.

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

Chairman Moody closed the public hearing at 7:17PM.

Commissioner Cato made a motion to recommend approval of Text Amendment, Chapter 74 Subdivisions, Article II, Procedure for Plat Approval, Section 74-36 *Generally*. Commissioner

Holloway seconded the motion. The motion carried unanimously.

2. **(I1e2) Text Amendment**, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-139 *Buffers & Screening*.

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 7:24PM.

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

Chairman Moody closed the public hearing at 7:24PM.

Commissioner Cato made a motion to approve the Text Amendment, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-139 *Buffers & Screening*. Commissioner Holloway seconded the motion. The motion carried unanimously.

3. **(I1e3) Text Amendment**, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-140 *Landscaping*.

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 7:28PM.

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

Chairman Moody closed the public hearing at 7:28PM.

Commissioner Cato made a motion to approve Text Amendment, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-140 *Landscaping*. Commissioner Holloway seconded the motion. The motion carried unanimously.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

Applicant, Ryan Kroger, 2248 William Few Parkway, asked for clarification on the action taken for his Major S-1 Revision.

The Planning Commissioner's stated that it was recommended for disapproval. The Board of Commissioner's Meeting is May 6th, 2025. The final action will be voted on at that meeting.

There was no further business to discuss; therefore Commissioner Steed made the motion to adjourn the meeting at 7:30 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