



**Columbia County Planning Commission
May 1, 2025 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Mark Moody
Vice-Chairman 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 Jim Steed led the pledge to the American Flag.

D. ROLL CALL / QUORUM

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

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) April 17th, 2025

Commissioner Cato made a motion to approve the April 17th, 2025 meeting minutes. Commissioner Holloway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Cato made a motion to approve the May 1st, 2025 Agenda. Commissioner Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Final Plat

- 1. (H1a1) Highland Lakes West Section I**, 55 lots, off William Few Parkway, Portions of Tax Map 060
Parcels 1767 & 2143, 17.92 acres, and currently zoned R-2 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the final plat for Highland Lakes West Section I, 55 lots, off William Few Parkway, Portions of Tax Map 060 Parcels 1767 & 2143, 17.92 acres, and currently zoned R-2 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

2. **(H1a2) Rabbit Run Phase 2**, 6 lots, off Cobbham Road, Portion of Tax Map 006 Parcel 052, 79.21 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the final plat for Rabbit Run Phase 2, 6 lots, off Cobbham Road, Portion of Tax Map 006 Parcel 052, 79.21 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

b. Massage Operator's License

1. **(H1b1) Massage Operator's License for Awaken Renewed LLC**, 3685 Riverwatch Parkway, Suite 105, Tax Map 079 Parcel 002, Massage at premise address only.

Staff Member Will Butler presented the staff recommendation.

Vice-Chairman Steed made a motion to approve the Massage Operator's License for Awaken Renewed LLC, 3685 Riverwatch Parkway, Suite 105, Tax Map 079 Parcel 002, Massage at premise address only. Commissioner Holloway seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) RZ25-05-01**, Rezoning from a split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) to C-2 (General Commercial), 515 North Belair Road, Tax Map 072A Parcel 183, 3.02 +/- acres, and currently zoned split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) with ETCOD (Evans Town Center Overlay District).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:07PM.

Legal Counsel for the applicant, Gerald Chichester, Fox Rothschild, 999 Peachtree St, Suite 1500 Atlanta, GA, stated that the applicant has worked back and forth with the planning staff on this application. He and his team are here to answer any questions.

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

Chairman Moody closed the public hearing at 6:08PM.

Vice-Chairman Steed made a motion to recommend approval of RZ25-05-01, Rezoning from a split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) to C-2 (General Commercial), 515 North Belair Road, Tax Map 072A Parcel 183, 3.02 +/- acres, and currently zoned split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) with ETCOD (Evans Town Center Overlay District). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. **(H1c2) VA25-05-01**, Variance to Sections 90-98 *List of lot & Structure requirements* & 90-147 (i)(3)(b)(2) *Use provisions*, 515 North Belair Road, Tax Map 072A Parcel 183, 3.02 +/- acres and currently zoned split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) with ETCOD (Evans Town Center Overlay District).

Staff Member Will Butler presented the staff recommendation.

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

Legal Counsel for the applicant, Gerald Chichester, Fox Rothschild, 999 Peachtree St, Suite 1500 Atlanta, GA, stated that drive-thru component meets the criteria for the variances. There is difficult topography on this site as well. They have tried different alternatives and are open to any suggestions. They want this project to become the focal point of Evans.

Joel Dellicarpini with Bohler Engineering, 211 Perimeter Center Parkway NE Suite 425, Atlanta, GA, stated that this parcel is pretty flat across the top, but does have a 20ft drop to Washington Road. The drive-thru is only an ATM. It's not a typical bank drive-thru. The topography would be an advantage for screening for parking and the drive-thru would meet the intent of the ordinance. They are trying to seek the least impactful variances for this project.

Quinn Gadow, Phillips Edison, 7818 Sandpiper Ave, North Canton, OH, stated that Phillips Edison owns shopping centers throughout the US including the Publix shopping center in Evans. Their focus is on long term ownership and partnership with the community. They tried to ask for the minimum number of variances for the desired design of this project.

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

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

Vice-Chairman Steed made a motion to recommend disapproval of VA25-05-01, Variance to Sections 90-98 *List of lot & Structure requirements* & 90-147 (i)(3)(b)(2) *Use provisions*, 515 North Belair Road, Tax Map 072A Parcel 183, 3.02 +/- acres and currently zoned split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) with ETCOD (Evans Town Center Overlay District). Commissioner Holloway seconded the motion. The motion carried unanimously.

3. **(H1c3) RZ25-05-02**, Rezoning from R-A (Residential Agricultural) and a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) to S-1 (Special), off Morris Callaway Road and off Interstate 20, Tax Map 018 Parcel 006 and Tax Map 019 Parcel 003, 1,624.5 +/- acres and 320.55 +/- acres, and currently zoned R-A (Residential Agricultural) and a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:29PM

Ben Dinges with Hull Barrett, 1202 Town Park Lane, stated that the Development Authority is promoting economic development and employment opportunities, and this property is unique in location.

Cheney Eldridge, Executive Director for the Development Authority, 1117 Highland Ave, stated when she got this position her 2 main goals were high quality employment and investment for heavy projects. She targeted data centers to meet both of those goals as well as visiting others around the state to research impact. Also here to answer any questions.

Vice-Chairman Steed asked if the water from the data center would be recycled? Also, how many employees and what is the time frame for this project?

Drew Fredrick, Trammel Crow, 3550 Lenox Rd, Atlanta, GA, stated that 70% of the water will evaporate and 30% will be recycled. There will be about 50 employees for each data center as well. The project could take 10-20 years to be completed.

Vin Muller, 6849 Pecan Dr, stated he would prefer to see air cooling for the data centers. The emergency backup generators would require a weekly testing or running during high power demand. Also wanted to know what will happen due to the noise mitigation. The nighttime lighting would operate 24/7 and that amazon has already messed up the night sky with all their lights. Also, wanted to know what source they are pulling the water from.

Planning Manager Will Butler stated that the county pulls the water from the river. The Development Authority can apply covenants for the noise mitigation. The lighting issues will also be addressed in the site plan. No hard line conditions are being proposed with this application due to the size of the project.

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

Commissioner Cato made a motion to recommend approval of RZ25-05-02, Rezoning from R-A (Residential Agricultural) and a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) to S-1 (Special), off Morris Callaway Road and off Interstate 20, Tax Map 018 Parcel 006 and Tax Map 019 Parcel 003, 1,624.5 +/- acres and 320.55 +/- acres, and currently zoned R-A (Residential Agricultural) and a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial). Commissioner Holloway seconded the motion. The motion carried unanimously.

4. **(H1c4) RZ25-05-03**, Rezoning from a split zoned C-2 (General Commercial) & R-4 (Recreational Residential) to S-1 (Special), off Ridge Road, Tax Map 024 portion of Parcel 057, a 10.62 +/- acre portion of an overall 99.74 +/- acres, and currently split zoned C-2 (General Commercial) & R-4 (Recreational Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:41PM.

Applicant, Jacob Glover, 425 Furrys Ferry Rd, stated that this project is within the Vision 2035 plan. He was confused with the disapproval. He stated that the property will be developed commercially eventually. The existing storage around is for different demand. This project will be a stronghold and set standards for the area. At the pre-development meeting with the county there were no concerns from traffic or utilities. He and his team put out QR codes signs on the property, sent out letters to the residents, and went door to door in the community and had good conversations. The traffic trip generation would be less than 100 a day. The current traffic trips are around 958. The lighting will be LED and have motion sensors. The noise will be seasonal, and they will have a gate code and fencing allow with landscaping around the property.

Planning Commissioner Holloway stated that the steep hill on Washington Road has already caused traffic issues. You have to gun it to turn out onto Washington Road. It would be very difficult for a truck pulling a boat or a camper to pull out on Washington Road.

John Bryan, 6437 Ridge Road, stated that 90% of his property line is shared with this property. He first learned about this project in January. His concerns are primarily with the safety of entering and leaving Ridge Road. Ridge Road is already narrow, and it curves. The lighting from this project would shine right onto his property. He thinks it's hypothetical and unreasonable to assume all will become commercial.

Julie Harison, 52 Chigoe Lane, stated that the neighbors agree with the recommendation for disapproval. There is a petition with 207 signatures of those who are against this project. Doesn't believe that this meets the Vision 2035 plan. Is worried about the traffic and safety issues that this could cause to the area. This property is 3 minutes from the lake, but there are no public boat ramps.

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

Commissioner Holloway made a motion to recommend disapproval of RZ25-05-03, Rezoning from a split zoned C-2 (General Commercial) & R-4 (Recreational Residential) to S-1 (Special), off Ridge Road, Tax Map 024 portion of Parcel 057, a 10.62 +/- acre portion of an overall 99.74 +/- acres, and currently split zoned C-2 (General Commercial) & R-4 (Recreational Residential). Vice-Chairman 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 Commissioner Holloway made the motion to adjourn the meeting at 7:09 p.m. Vice-Chairman 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