



Columbia County Planning Commission
May 15, 2025 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Mark Moody
Vice-Chairman Jim Steed
Commissioner Jamie Lester
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 Jim Steed 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) May 1st, 2025

Commissioner Cato made a motion to approve the May 1st, 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 15th, 2025 Agenda and to add the preliminary plat and final plat for Kiokee Creek Country Club. Commissioner Holloway 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). **Postponed from 3.20.2025.**

Staff Member Danielle Montgomery presented the staff recommendation.

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

Sean Smith, Cranston Engineering, 452 Ellis St, stated that he was here to represent the developer and available to answer any questions.

Vice-Chairman Steed asked if there will a leasing office on site and what will be the average rent be?

Sean Smith stated that the office building near the pool area will likely be for the leasing office and the rent will be market rate.

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

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

Vice-Chairman Steed made a motion to recommend approval with conditions of 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 Cato seconded the motion. The motion carried 4-1. Commissioner Lester opposed.

Conditions:

Health Department:

Project must be connected to County sewer.

Planning:

The architectural requirements of the Evans Town Center Overlay District shall apply to this property.

2. New Business

a. Preliminary Plat

1. **(H2a1) Kiokee Creek Country Club**, 13 lots, off Burks Mountain Road and Smith Oaks Drive, Tax Map 047 Parcel 110, 293 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Will Butler presented the staff recommendation.

Commissioner Holloway made a motion to approve the preliminary plat for Kiokee Creek Country Club, 13 lots, off Burks Mountain Road and Smith Oaks Drive, Tax Map 047 Parcel 110, 293 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

b. Final Plat

1. **(H2b1) Kiokee Creek Country Club**, 13 lots, off Burks Mountain Road and Smith Oaks Drive, Tax Map 047 Parcel 110, 293 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Will Butler presented the staff recommendation.

Commissioner Holloway made a motion to approve the final plat for Kiokee Creek Country Club, 13 lots, off Burks Mountain Road and Smith Oaks Drive, Tax Map 047 Parcel 110, 293 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H2c1) Provisional Home Occupation - The Potter's Cabinet LLC**, 1420 Freeman Harriss Road, Tax Map 041 Parcel 023P, 2.59 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Chrstina Dezutter, 1420 Freeman Harriss Road, 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 6:16PM.

Commissioner Cato made a motion to approve the Provisional Home Occupation for The Potter's Cabinet LLC, 1420 Freeman Harriss Road, Tax Map 041 Parcel 023P, 2.59 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. **(H2c2) Temporary Use Authorization**, 7561 Lakeside Drive, Tax Map 001A Parcel 123, 0.31 +/- acres, and currently zoned R-4 (Recreational Residential).

Staff Member Will Butler presented the staff recommendation.

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

Michael Fleming, Wesley UMC, 1903 Barton Chapel Rd, and the Owners Brenda and Stacy Slater, 7561 Lakeside Drive, stated that they were here to answer any questions. They intend to live in the trailer while their home is being built.

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 approve the Temporary Use Authorization for 7561 Lakeside Drive, Tax Map 001A Parcel 123, 0.31 +/- acres, and currently zoned R-4 (Recreational Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

3. **(H2c3) VA25-05-02**, Variance to Section 90-139 *Buffers & Screening* and 90-147 (g)(10)(b)(2)(i) & (g)(10)(b)(2)(ii) *Use Provisions*, 3900 Washington Road, Tax Map 078C Parcel 223, 1.72 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:23PM.

Applicant, Daniel Ben-Yisrael, 171 Crossroads Parkway, Savannah, GA, stated that he agrees to adding the fencing and evergreens to buffer the residential side. They have already removed some parking spaces. They went from 45 to 42 to now 38 spaces. They will ensure that there is no light pollution to the residential properties. Their goal is to be good neighbors in the community. They are struggling with the recommendation to lose more parking spaces. If they move some things around by reducing the size of the store that might help to where they don't lose anymore parking spaces.

Kemberly Younts, 3914 Casa Rosa Ave, stated that she is concerned with the access road off Caribe Dr. The traffic will come through the neighborhood due to it being difficult to turn onto Washington Rd or Bobby Jones. A possible solution would be to close off the driveway to Caribe Dr.

Erin Thompson, 127 Spring Lakes Drive, stated that she is familiar with the area and this is already such a busy intersection. There are 3 gas stations within a close radius so there is no need for another one. The center lane on Washington Road already gets congested fast. Is worried that this will add to the traffic in this area.

The Planning Commissioners had a few questions and concerns. They wanted to know is this Parkers going to be 24/7. Worried about the service traffic through the neighborhood by using Caribe Dr.

Daniel Ben-Yisrael stated that this Parker's will not be open 24/7. As for the traffic through the neighborhood, they would be willing to add height restriction bars to keep truck traffic out of the neighborhood.

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

Vice-Chairman Steed made a motion to postpone to the June 5th, 2025 Planning Commission Meeting for VA25-05-02, Variance to Sections 90-139 *Buffers & Screening* and 90-147 (g)(10)(b)(2)(i) & (g)(10)(b)(2)(ii) *Use Provisions*, 3900 Washington Road, Tax Map 078C Parcel 223, 1.72 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Lester 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 Steed made the motion to adjourn the meeting at 6:51 p.m. Commissioner Cato seconded the motion. Motion carried unanimously.

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Signature on File
Mark Moody, Chairman

Signature on File
Scott Sterling, Planning Services Director