



Columbia County Planning Commission
June 19th, 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 Mixon, 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 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) June 5th, 2025

Commissioner Cato made a motion to approve the June 5th, 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 June 19th, 2025 Agenda. Commissioner Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Final Plat

1. **(H1a1) Marshall Mills**, 28 lots, off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 acres, and currently zoned R-1A (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the final plat for Marshall Mills, 28 lots, off Harlem Grovetown Road, Tax Map 052 Parcel 101, 102.8 acres, and currently zoned R-1A (Single Family

Residential). Commissioner Holloway seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H1b1) Provisional Home Occupation - Farm Fresh Gunter Family Farms**, 3306 Tom Bartles Road, Tax Map 015 Parcel 005C, 5.85 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:04PM.

Applicant, Gary Gunter, 3306 Tom Bartles Road, stated that he plans to add to the pre-existing home occupation Hanna's Closet. They would use the same building, just the other half of it. They plan to sell fresh produce to the community.

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

Chairman Moody closed the public hearing at 6:06PM.

Commissioner Holloway made a motion to approve the Provisional Home Occupation - Farm Fresh Gunter Family Farms, 3306 Tom Bartles Road, Tax Map 015 Parcel 005C, 5.85 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

2. **(H1b2) RZ25-06-07**, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial), 3932 & 3936 Haley Road, Tax Map 078C Parcels 160A & 161, 0.97 +/- acres total, and currently zoned C-2 (General Commercial).

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicant, David Crawford, 6415 Cobbham Road, 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 6:10PM.

Commissioner Lester made a motion to recommend approval of RZ25-06-07, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial), 3932 & 3936 Haley Road, Tax Map 078C Parcels 160A & 161, 0.97 +/- acres total, and currently zoned C-2 (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

3. **(H1b3) VA25-06-01**, Variance to Sections 90-98 *List of lot and Structure Requirements*, 90-139 *Buffers and Screening*, and 90-147(h)(1)(c) *Use Provisions*, 3932 & 3936 Haley Road, Tax Map 078C Parcels 160A & 161, 0.97 +/- acres total, and currently zoned C-2 (General Commercial).

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicant was present but provided no comments or concerns.

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

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

Commissioner Lester made a motion to recommend approval with conditions of VA25-06-01, Variance to Sections 90-98 *List of lot and Structure Requirements*, 90-139 *Buffers and Screening*, and 90-147(h)(1)(c) *Use Provisions*, 3932 & 3936 Haley Road, Tax Map 078C Parcels 160A & 161, 0.97 +/- acres total, and currently zoned C-2 (General Commercial). Vice-Chairman Steed seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Prior to issuance of an Occupational Tax for the subject property, a combination plat shall be recorded and a copy provided to Columbia County Planning, the opaque slats shall be installed per the site plan, and a landscape plan must be submitted to Plan Review, approved by Columbia County, and installed.
 2. Buffer and setback requirements are reduced per the site plan provided to the Columbia County Planning Department on May 23, 2025.
4. **(H1b4) RZ25-06-08**, Major S-1 (Special) Revision, 3629 Kamper Klub Road, Tax Map 001 Parcel 002, 13.11 +/- acres, and currently zoned S-1 (Special).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:19PM.

Applicant, S.D. Johnson, 3944 Kamber Klub Road, 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 6:19PM.

Commissioner Holloway made a motion to recommend approval with condition of RZ25-06-08, Major S-1 (Special) Revision, 3629 Kamper Klub Road, Tax Map 001 Parcel 002, 13.11 +/- acres, and currently zoned S-1 (Special). Commissioner Cato seconded the motion. The motion carried unanimously.

Condition:

Planning:

An as-built survey showing the location of foundations, footings, slabs, and any overhangs shall be provided prior to release of a footing, foundation, or slab inspection from Building Standards.

5. **(H1b5) RZ25-06-09**, Rezoning from R-3 (Single Family Residential) to S-1 (Special), 418 Old Evans Road, Tax Map 077B Parcel 118, 0.58 +/- acres, and currently zoned R-3 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

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

Greg Mason, 4119 Clinton Way E, he stated that he is responsible for the day to day operation. They are currently in the strip center off River Watch Parkway. They have been there for 2 ½ years and they plan to relocate to this new property so that they no longer have to pay rent. It looks like a retail center, but all items are given away for free. This property no longer has full baths, only 2 half baths and nobody will be staying overnight. At the most, their current location had 6 cars if that at a time. They believe the 9-space parking lot will help out with any parking issues. They plan to bring

site work up to code and want to be good neighbors to the community.

Robert Titus with EMC Engineering, 886 Windmill Lane, stated that he is the engineer for this project and here to answer any questions.

The following members of the public spoke:

Jeffery Lamb, 4747 Bass Drive

Valerie Lamb, 4747 Bass Drive

Janet Tchorz, 4100 Briarwood Drive

The members of the public expressed their concerns about this application. The building sits low and can see the adjacent property over the fence. They are worried about their children's safety, the traffic this could bring to the area, and how it will affect the property taxes. There are a bunch of elderly people that live in the neighborhood too and are worried about their safety as well. They believe this type of business should be more in town and not in a residential area.

Chairman Moody closed the public hearing at 6:40PM.

Commissioner Lester made a motion to recommend approval of RZ25-06-09, Rezoning from R-3 (Single Family Residential) to S-1 (Special), 418 Old Evans Road, Tax Map 077B Parcel 118, 0.58 +/- acres, and currently zoned R-3 (Single Family Residential). Commissioner Holloway seconded the motion. The motion carried 4-1. Vice-Chairman Steed abstained.

6. **(H1b6) RZ25-06-10**, Major S-1 (Special) Revision, 5000 & 5010 Gateway Boulevard, Tax Map 068 Parcel 958F, 52.83 +/- acres, and currently zoned S-1 (Special).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:46PM.

Applicant, Jennifer Miller, 1120 15th Street, 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 6:46PM.

Vice-Chairman Steed made a motion to recommend approval of RZ25-06-10, Major S-1 (Special) Revision, 5000 & 5010 Gateway Boulevard, Tax Map 068 Parcel 958F, 52.83 +/- acres, and currently zoned S-1 (Special). Commissioner Cato 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 6:47 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