



**Columbia County Planning Commission
July 17th, 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

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 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 Steed led the pledge to the American Flag.

D. ROLL CALL / QUORUM

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

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) June 19th, 2025

Vice-Chairman Steed made a motion to approve the June 19th, 2025 meeting minutes. Commissioner Lester seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Holloway made a motion to approve the July 17th, 2025 Agenda. Vice-Chairman Steed seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Preliminary Plat

1. **(H1a1) Arden Glen Sections 1 & 2**, 102 lots, off Baker Place Road, Tax Map 051 Parcels 008K, 1768, and 004E, 70 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Holloway made a motion to approve the preliminary plat for Arden Glen Sections 1 & 2, 102 lots, off Baker Place Road, Tax Map 051 Parcels 008K, 1768, and 004E, 70 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Lester seconded the motion. The motion carried unanimously.

2. **(H1a2) Parkway Place**, 63 lots, 1915 William Few Parkway, Tax Map 061 Parcel 084C, 43.89 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Steed made a motion to approve the preliminary plat for Parkway Place, 63 lots, 1915 William Few Parkway, Tax Map 061 Parcel 084C, 43.89 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Lester seconded the motion. The motion carried unanimously.

b. Massage Operator's License

1. **(H1b1) Massage Operator's License for Andrea Marie House dba Moves 2 Make LLC**, 241 Old Evans Rd, Tax Map 077B Parcel 267, Mobile Massage services only.

Staff Member Will Butler presented the staff recommendation.

Commissioner Lester made a motion to approve the Massage Operator's License for Andrea Marie House dba Moves 2 Make LLC, 241 Old Evans Rd, Tax Map 077B Parcel 267, Mobile Massage services only. Vice-Chairman Steed seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) Provisional Home Occupation - Generations Land Co LLC**, 1523 & 1511 Old Appling Harlem Highway, Tax 029 Parcels 055L & 055N, 5.77 +/- total acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Jacob Smith, 1523 Old Appling Harlem 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 6:08PM.

Commissioner Holloway made a motion to approve the Provisional Home Occupation - Generations Land Co LLC, 1523 & 1511 Old Appling Harlem Highway, Tax 029 Parcels 055L & 055N, 5.77 +/- total acres, and currently zoned R-A (Residential Agricultural). Commissioner Lester seconded the motion. The motion carried unanimously.

2. **(H1c2) RZ25-07-01**, Conditional Use for Massage, 4210 Columbia Rd Building 15, Tax Map 079 Parcel 156, 0.23 +/- acres, and currently zoned PDD (Planned Development District).
Staff Member Dylan Douglas presented the staff recommendation.

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

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 6:11PM.

Vice-Chairman Steed made a motion to recommend approval of RZ25-07-01, Conditional Use for Massage, 4210 Columbia Rd Building 15, Tax Map 079 Parcel 156, 0.23 +/- acres, and currently zoned PDD (Planned Development District). Commissioner Lester seconded the motion. The motion carried unanimously.

3. **(H1c3) RZ25-07-02**, Change of Conditions, 102 Colonial Road and 303-311 South Belair Road, Tax Map 073A Parcels 154-159, 2.86 +/- combined acres, and currently zoned C-C (Community Commercial).

Staff Member Will Butler presented the staff recommendation.

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

Vice-Chairman Steed asked how long has this project been in the works and does the applicant own all the properties?

Applicant, Sajid Lakhany, 3957 Hammonds Ferry, stated that he doesn't own all the parcels. He owns 102 Colonial Drive and 303 S Belair Road. The initial condition that was requested last September when the property was rezoned was for 5 years. He doesn't understand why the Board of Commissioner only agreed to 12 months. There are residents still living in the existing houses and a commercial development will take some time to develop.

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

Vice-Chairman Steed made a motion to recommend approval with revised conditions of RZ25-07-02, Change of Conditions, 102 Colonial Road and 303-311 South Belair Road, Tax Map 073A Parcels 154-159, 2.86 +/- combined acres, and currently zoned C-C (Community Commercial). Commissioner Lester seconded the motion. The motion carried unanimously.

Conditions:

Planning Commission:

1. Conditional use for single family residential shall be in place for an additional 12 months from the date of approval by the Board of Commissioners.
 2. If commercial development has not commenced on the subject properties within 12 months from the approval of this request, the Board of Commissioners shall initiate a rezoning of any of the subject properties that have not commenced commercial development back to the original R-2 (Single Family Residential) zoning classification.
4. **(H1c4) VA25-07-01**, Variance to section 90-98 *List of lot and structure requirements*, 307 South Belair Road, Tax Map 073A Parcel 156, 0.46 +/- acres, and currently zoned C-C (Community Commercial).

Staff Member Will Butler presented the staff recommendation.

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

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 6:20PM.

Vice-Chairman Steed made a motion to recommend approval with condition of VA25-07-01, Variance to section 90-98 *List of lot and structure requirements*, 307 South Belair Road, Tax Map 073A Parcel 156, 0.46 +/- acres, and currently zoned C-C (Community Commercial). Commissioner Lester seconded the motion. The motion carried unanimously.

Condition:

Planning:

The reduction in the front building setback only applies to the existing structure.

5. **(H1c5) RZ25-07-03**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 4933 Hereford Farm Road, Tax Map 067 Parcel 017G, 1.8 +/- acres, and currently zoned R-1 (Single Family Residential).

Staff Member Nayna Mistry presented the staff recommendation.

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

Applicant, Levi Makala, 4933 Hereford Farm Road, stated that he is requesting to increase his number of residents from 6 to 7 to help operate his business better and to not have to use a third party for billing. The property is fenced, gated and has surveillance video. They have been good neighbors and have never had any issues or complaints.

Frank Pizzi, 802 Rollo Domino, stated that Dr. Makala has been a good neighbor and kept his property pristine.

Chairman Moody closed the public hearing at 6:32PM.

Commissioner Holloway made a motion to recommend disapproval of RZ25-07-03, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 4933 Hereford Farm Road, Tax Map 067 Parcel 017G, 1.8 +/- acres, and currently zoned R-1 (Single Family Residential). Commissioner Lester seconded the motion. The motion carried unanimously.

6. **(H1c6) RZ25-07-04**, Conditional Use for retail package sale of distilled spirits off-premise consumption, 102 South Old Belair Road, Tax Map 068 Parcel 003A, 3.05 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

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

Representative, Matt Padgett, 3499 Heatherstone Way, stated that the applicant is a resident of Columbia County. He currently operates Top Notch liquor store in Augusta and wants to expand his business to Columbia County.

The following members of the public spoke in opposition:

Ingrid Jenkins, 4717 Brookwood Drive
Rose Mary Bradley, 132 Maple Creek Drive
Cynthia Trapp, 4693 Brookwood Lane
David Heneisen, 4630 Brookwood Lane

The members of the public expressed their concerns with the possibility of a liquor store being built very close to their neighborhood. They are concerned about the traffic this could cause, their property values, the safety of their children and it would make them feel unsafe in their

neighborhood. They recently have had car break ins as well. They don't agree that this location is the best fit for a liquor store, especially when there are a few within a 2-mile radius.

Haley Etsel, 405 Riley Lane, stated that she is in favor of the liquor store going here. She supports business growth and believes this would be a good fit for the area. The applicant's business in Richmond County is clean, safe, and very well staffed. This would create new jobs and create revenue. She would feel safer going to a newly built liquor store instead of the Golden Package liquor store that's a mile away. She doesn't feel safe going in there by herself. The stop light at the end of South Old Belair Road and Columbia Road has helped with the traffic issues too.

Chairman Moody closed the public hearing at 6:59PM.

Vice-Chairman Steed made a motion to recommend disapproval of RZ25-07-04, Conditional Use for retail package sale of distilled spirits off-premise consumption, 102 South Old Belair Road, Tax Map 068 Parcel 003A, 3.05 +/- acres and currently zoned C-2 (General Commercial). Commissioner Lester seconded the motion. The motion carried unanimously.

7. **(H1c7) VA25-07-02**, Variance to section 90-53 *List of lot & structure requirements*, 303 Crestview Drive, Tax Map 082A Parcel 183, 0.36 +/- acres, and currently zoned R-3 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 7:02PM.

Applicant, Perry Burton, 303 Crestview Drive, 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 7:02PM.

Commissioner Lester made a motion to recommend approval of VA25-07-02, Variance to section 90-53 *List of lot & structure requirements*, 303 Crestview Drive, Tax Map 082A Parcel 183, 0.36 +/- acres, and currently zoned R-3 (Single Family 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 7:03 p.m. Vice-Chairman Steed seconded the motion. Motion carried unanimously.

Signature on File
Mark Moody, Chairman

Signature on File
Scott Sterling, Planning Services Director