



Columbia County Planning Commission
August 7th, 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 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 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) July 17th, 2025

Commissioner Cato made a motion to approve the July 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 August 7th, 2025 Agenda. Commissioner Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Final Plat

1. **(H1a1) Tillery Park IIIA**, 55 lots, Off Baker Place Road, Portion of Tax Map 051 Parcel 049C and Tax Map 051A Parcels 147,148, & 149, 31.7 +/- acres, and currently zoned PRD (Planned Residential Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the final plat for Tillery Park IIIA, 55 lots, Off Baker Place Road, Portion of Tax Map 051 Parcel 049C and Tax Map 051A Parcels 147, 148, & 149, 31.7 +/- acres, and currently zoned PRD (Planned Residential Development). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. **(H1a2) Rabbit Run Phase 1**, 16 lots, Off Cobbham Road, Tax Map 006 Parcel 052, 45.83 +/- 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 1, 16 lots, Off Cobbham Road, Tax Map 006 Parcel 052, 45.83 +/- 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 Skin Invy Esthetics & Massage Salon LLC dba Skin Invy Salon**, 807 Oakhurt Drive Suite B, Tax Map 072 Parcel 460, Massage at premise address and mobile massage services.

Staff Member Will Butler presented the staff recommendation.

Commissioner Lester made a motion to approve the Massage Operator's License for Skin Invy Esthetics & Massage Salon LLC dba Skin Invy Salon, 807 Oakhurt Drive Suite B, Tax Map 072 Parcel 460, Massage at premise address and mobile massage services. Vice-Chairman Steed seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) Provisional Home Occupation for Augusta's Best Cakes**, 5256 Woodland Road, Tax Map 063 Parcel 052, 5.7 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Erica Ceasar, 5256 Woodland Road, stated that pickups are on Saturdays by appointment only. Everything she makes is from farm to table.

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

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

Commissioner Cato made a motion to approve the Provisional Home Occupation for Augusta's Best Cakes, 5256 Woodland Road, Tax Map 063 Parcel 052, 5.7 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Holloway seconded the motion. The motion carried unanimously.

2. **(H1c2) Provisional Home Occupation for C&S Site Solutions**, 285 Canterbury Drive, Tax Map 067 Parcel 079F, 15 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicants, Caleb and Brandon Higgs, 285 Canterbury Drive, stated that the equipment will be in the pole barn and only stored on site when not on a job.

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 approve the Provisional Home Occupation for C&S Site Solutions, 285 Canterbury Drive, Tax Map 067 Parcel 079F, 15 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Lester seconded the motion. The motion carried unanimously.

3. **(H1c3) RZ25-08-01**, Change of conditions, 106 Davis Road Suite E, Tax Map 082G Parcel 023, 0.87 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Temkia Hines, 206 Applecross Drive, stated that she thinks it best to allow the change of conditions to the entire property. She's currently at 3685 River Watch Parkway and needs a bigger space.

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

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

Commissioner Lester made a motion to recommend approval of RZ25-08-01, Change of conditions, 106 Davis Road Suite E, Tax Map 082G Parcel 023, 0.87 +/- acres, and currently zoned C-2 (General Commercial). Vice-Chairman Steed seconded the motion. The motion carried unanimously.

4. **(H1c4) RZ25-08-02**, Conditional Use for Massage, 4414 Hereford Farm Road, Tax Map 072A Parcel 067A, 0.43 +/- acres, and currently zoned P-1 (Professional).

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicant, Denise Devereaux, 868 Deerwood Circle, stated that she has been at Rosewater Spa for 10 years. She would like to expand her business so that she can teach other therapists medical massage.

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

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

Commissioner Holloway made a motion to recommend approval of RZ25-08-02, Conditional Use for Massage, 4414 Hereford Farm Road, Tax Map 072A Parcel 067A, 0.43 +/- acres, and currently zoned P-1 (Professional). Commissioner Cato seconded the motion. The motion carried unanimously.

5. **(H1c5) VA25-08-01**, Variance to Section 90-98 *list of lot & structure requirements*, 4317 Washington Road, Tax Map 077A Parcel 006, 1.3 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

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

Applicant, Alexandra Reynolds, 1296 Broad Street, stated that the drive-thru is at the rear of the building and that they wanted the building to be further back so cars won't have to park on the other side of the drive thru.

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

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

Commissioner Lester made a motion to recommend approval of VA25-08-01, Variance to Section 90-98 *list of lot & structure requirements*, 4317 Washington Road, Tax Map 077A Parcel 006, 1.3+/- acres, and currently zoned C-2 (General Commercial). Vice-Chairman Steed seconded the motion. The motion carried unanimously.

6. **(H1c6) HE25-08-01**, Height Exemption, 4317 Washington Road, Tax Map 077A Parcel 006, 1.3+/- acres, and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

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

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 6:22PM.

Commissioner Lester made a motion to approve with condition of HE25-08-01, Height Exemption, 4317 Washington Road, Tax Map 077A Parcel 006, 1.3+/- acres, and currently zoned C-2 (General Commercial). Vice-Chairman Steed seconded the motion. The motion carried unanimously.

Condition:

Planning:

Subject to conditions noted in letter provided to Columbia County Planning dated July 21st, 2025 from Brian Clark & Jimmie Paschal.

7. **(H1c7) VA25-08-02**, Variance to Section 90-144 *Placement of buildings and structures*, 840 Brookfield Parkway, Tax Map 082H Parcel 039, 0.39 +/- acres, and currently zoned R-3 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

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

Applicant, Sandra Bragg, 840 Brookfield Parkway, stated that they are just replacing the previous fence they had that got damaged by hurricane Helene. The fence has been there since 1991 and they have never gotten any complaints about it. The reason they are requesting an 8ft fence is due to safety concerns. They are retired and out of town a lot and believe that an 8ft fence would be harder for some to scale than a 6ft fence.

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

Chairman Moody closed the public hearing at 6:25PM.

Commissioner Lester made a motion to recommend approval with condition of VA25-08-02, Variance to Section 90-144 *Placement of buildings and structures*, 840 Brookfield Parkway, Tax Map 082H Parcel 039, 0.39 +/- acres, and currently zoned R-3 (Single Family Residential). Vice-Chairman Steed seconded the motion. The motion carried unanimously.

Condition:

Building Standards:

A building permit for the fence shall be attained within sixty days of approval by the Board of Commissioners.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

Vice-Chairman Steed stated that since Commissioner Trey Allen resigned from the Board of Commissioners, he now intends to run for the District 2 Board of Commissioners spot and will be resigning as the Vice-Chairman of the Planning Commission.

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Vice-Chairman Steed made the motion to adjourn the meeting at 6:27 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