



Columbia County Planning Commission
August 21st, 2025 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Mark Moody
Commissioner Russell Wilder
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

Commissioner Lester led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Moody declared a quorum with 5 Commissioners present (100% Quorum).

E. ELECTION OF OFFICERS – VICE-CHAIRMAN

Vice-Chairman

Chairman Moody opened nominations for the Vice-Chairman of the Columbia County Planning Commission.

Commissioner Cato nominated Commissioner Emory Holloway for Vice-Chairman. Commissioner Lester seconded the nomination.

Chairman Moody stated that Commissioner Emory Holloway had been nominated for Vice-Chairman of the Columbia County Planning Commission. There were no other nominations for Vice-Chairman and nominations were closed by Chairman Moody.

Chairman Moody called for the vote for Commissioner Emory Holloway as Vice-Chairman of the Columbia County Planning Commission. Vote carried unanimously.

F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(F1) August 7th, 2025

Commissioner Cato made a motion to approve the August 7th, 2025 meeting minutes. Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

G. APPROVAL OF THE AGENDA

Commissioner Cato made a motion to approve the August 21st, 2025 Agenda. Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

H. PRESENTATION

I. DEBATE AGENDA

1. New Business

a. Massage Operator's License

1. **(I1a1) Massage Operator's License for Robert Holloway dba Better Body Massage**, 4408 Columbia Road Suite 106, Tax Map 073 Parcel 356, Massage at premise address and mobile massage services.

Staff Member Will Butler presented the staff recommendation.

Commissioner Wilder made a motion to approve the Massage Operator's License for Robert Holloway dba Better Body Massage, 4408 Columbia Road Suite 106, Tax Map 073 Parcel 356, Massage at premise address and mobile massage services. Commissioner Lester seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(I1b1) VA25-08-03**, Variance to Section 90-144 *Placement of Buildings & Structures*, 725 Herrington Drive, Tax Map 061 Parcel 1842, 0.21 +/- acres, and currently zoned R-2/RCO (Single Family Residential/Residential Cluster Overlay District).

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicant, Birkie Ayer, 305 Broad Street, stated that he surveyed this property. The owners want relief for existing encroachment and that the building is already there and on a slab.

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

Chairman Moody closed the public hearing at 6:12PM.

Commissioner Wilder made a motion to recommend approval with conditions of VA25-08-03, Variance to Section 90-144 *Placement of Buildings & Structures*, 725 Herrington Drive, Tax Map 061 Parcel 1842, 0.21 +/- acres, and currently zoned R-2/RCO (Single Family Residential/Residential Cluster Overlay District). Commissioner Lester seconded the motion. The motion carried unanimously.

Conditions:

Building Standards:

The structure cannot be expanded further into the setbacks, and, if damaged and has to be rebuilt, it will need to be relocated outside of the setbacks.

Planning:

The reduction in the side and rear setbacks only applies to the existing structure.

Stormwater:

An Easement Encroachment Agreement will be required.

2. **(I1b2) VA25-08-04**, Variance to Section 90-53 *List of lot & Structure requirements*, 1007 Emerald

Place, Tax Map 078 Parcel 398, 0.45 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Representative, Steven Cassell, 25 Plantation Hills Dr, stated he is a family friend of the property owners and here to answer any questions on their behalf.

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

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

Commissioner Lester made a motion to recommend approval of VA25-08-04, Variance to Section 90-53 *List of lot & Structure requirements*, 1007 Emerald Place, Tax Map 078 Parcel 398, 0.45 +/- acres, and currently zoned R-2 (Single Family Residential). 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 Commissioner Cato made the motion to adjourn the meeting at 6:15 p.m. Vice-Chairman Holloway seconded the motion. Motion carried unanimously.

Signature on File _____
Mark Moody, Chairman

Signature on File _____
Scott Sterling, Planning Services Director