



**Columbia County Planning Commission
September 4th, 2025 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia**

Present at the meeting included:

Chairman Mark Moody
Vice-Chairman Emory Holloway
Commissioner Jamie Lester
Commissioner Ryan Cato

Scott Sterling, Division Director
Will Butler, Planning Manager
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
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

Commissioner Lester led the pledge to the American Flag.

D. ROLL CALL / QUORUM

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

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) August 21st, 2025

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

F. APPROVAL OF THE AGENDA

Commissioner Cato made a motion to approve the September 4th, 2025 Agenda. Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Preliminary Plat

- 1. (H1a1) Southwind Village Phase 4**, Off Hereford Farm Road, 80 lots, Tax Map 060 Parcel 1774, 42.34 +/- acres and currently zoned R-2 (Single Family Residential).

Staff Member Daneille Montgomery presented the staff recommendation.

Vice-Chairman Holloway made a motion to approve the preliminary plat for Southwind Village Phase 4, Off Hereford Farm Road, 80 lots, Tax Map 060 Parcel 1774, 42.34 +/- acres and currently zoned R-2 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried

unanimously.

2. **(H1a2) Wrights Farm IV**, Off Reynolds Road, 93 lots, Tax Map 075 Parcels 098B & 098C, 39.1 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Daneille Montgomery presented the staff recommendation.

Commissioner Lester made a motion to approve the preliminary plat for Wrights Farm IV, Off Reynolds Road, 93 lots, Tax Map 075 Parcels 098B & 098C, 39.1 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

b. Massage Operator's License

1. **(H1b1) Massage Operator's License for Denise Devereaux dba Denise A Devereaux LMT MMP**, 4414 Hereford Farm Road, Tax Map 072A Parcel 067A. Massage at premise address and mobile massage services.

Staff Member Will Butler presented staff recommendation.

Vice-Chairman Holloway made a motion to approve the Massage Operator's License for Denise Devereaux dba Denise A Devereaux LMT MMP, 4414 Hereford Farm Road, Tax Map 072A Parcel 067A. Massage at premise address and mobile massage services Commissioner Cato seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) VA25-09-01**, Variance to Section 90-53 *List of lot & structure requirements*, 84 Chigoe Lane, Tax Map 024 Parcel 202, 1.28 +/- acres, and currently zoned R-4 (Recreational Residential).

Staff Member Will Butler presented the staff recommendation.

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

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 6:08PM.

Vice-Chairman Holloway made a motion to recommend approval with conditions of VA25-09-01, Variance to Section 90-53 *List of lot & structure requirements*, 84 Chigoe Lane, Tax Map 024 Parcel 202, 1.28 +/- acres, and currently zoned R-4 (Recreational Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

An as-built survey showing the location of the existing retaining wall, and foundation and pool walls will be required prior to release of a foundation or wall inspection from our Building Standards Department.

Stormwater Management:

An easement encroachment agreement is required.

2. **(H1c2) RZ25-09-01**, Rezoning from C-1 (Neighborhood Commercial) to R-A (Residential Agricultural), 5605 Old Augusta Highway, Tax Map 054 Parcel 032, 2.00 +/- acres, and currently zoned C-1 (Neighborhood Commercial).

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.

Commissioner Cato made a motion to recommend approval with condition of RZ25-09-01, Rezoning from C-1 (Neighborhood Commercial) to R-A (Residential Agricultural), 5605 Old Augusta Highway, Tax Map 054 Parcel 032, 2.00 +/- acres, and currently zoned C-1 (Neighborhood Commercial). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

Condition:

Planning:

A combination plat for the subject parcel and the adjacent parcel (Tax Map 054 Parcel ID 033) shall be recorded within 60 days of the Board of Commissioners' approval of this request

3. **(H1c3) RZ25-09-02**, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for an Automobile or Truck Storage Lot, 270 Rose Street, Tax Map 078D Parcel 084, 3.58 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Daneille Montgomery presented the staff recommendation.

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

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 6:15PM.

Commissioner Lester made a motion to recommend approval with conditions of RZ25-09-02, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for an Automobile or Truck Storage Lot, 270 Rose Street, Tax Map 078D Parcel 084, 3.58 +/- acres and currently zoned C-2 (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. A minimum 20-foot buffer and/or landscape strip, as applicable, is required on all sides of the property. The landscape strip must be designed by a Landscape Architect.
2. The front facades of any buildings on the site may not be metal siding and shall include masonry, stucco, stone or stone veneer, fiber cement board cladding, split face block, or similar quality materials. Side elevations may be no more than 50% metal siding. Rear elevations shall have no restrictions on materials.

4. **(H1c4) VA25-09-02**, Variance to Section 90-133 *Parking*, 270 Rose Street, Tax Map 078D Parcel 084, 3.58 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Daneille Montgomery presented the staff recommendation.

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

Applicant, Deborah Powell, 5466 Kiokee Spring Dr, stated that the reason for the request is to allow different width and length for parking. Paving would require striping and would be flexible. The gravel would help control runoff more than pavement and they will also landscape around the parcel.

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

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

Commissioner Lester made a motion to recommend disapproval of VA25-09-02, Variance to Section 90-133 *Parking*, 270 Rose Street, Tax Map 078D Parcel 084, 3.58 +/- acres and currently zoned C-2 (General Commercial). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

5. **(H1c5) RZ25-09-03**, Rezoning from PUD (Planned Unit Development) to S-1 (Special), Off Columbia Road, Tax Map 061 Parcels 2140 & 2141, 39.49 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Daneille Montgomery presented the staff recommendation.

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

Warren Kritko with Bijan Solar, 1 Griffin Road South, Bloomfield CT, stated that they are trying to meet the setback and buffer requirements. They have a 35 year agreement with GA Power and then will be decommissioned. The solar panels are non-reflective. The property cannot be used as currently zoned due to the topography and wetlands. They will install a fence, shrubs and trees adjacent to the neighbors. They are not using any Chinese parts, so there will be no concerns with infiltration.

The following members of the public spoke:

Marcus Abeles, 114 Grindle Shoals

Joanne Murdock, 1547 Swint Road

Brenda Heidman, 104 Hot Springs Ct

Ruth Prohaska, 201 Newland Cir

Blaine Howard, 861 Deerwood Cir

The members of the public are against the rezoning for a solar farm. This will affect property values in the area. Does not meet the Vision 2035 plan. Worried that it will release toxic chemicals when damaged and it would be expensive to clean up. This could have a negative impact on Patriot's Park. Solar panels would be an eyesore to the area.

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

Vice-Chairman Holloway made a motion to recommend disapproval of RZ25-09-03, Rezoning from PUD (Planned Unit Development) to S-1 (Special), Off Columbia Road, Tax Map 061 Parcels 2140 & 2141, 39.49 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

6. **(H1c6) RZ25-09-04**, Rezoning from C-2 (General Commercial) to M-1 (Light Industrial), 475 Lewiston Road, Tax Map 061 Parcel 030L, 1.30 +/- acre portion of a 30.46 +/- acre total, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:55PM.

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 6:55PM.

Vice-Chairman Holloway made a motion to recommend approval of RZ25-09-04, Rezoning from C-2 (General Commercial) to M-1 (Light Industrial), 475 Lewiston Road, Tax Map 061 Parcel 030L, 1.30 +/- acre portion of a 30.46 +/- acre total, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial). Commissioner Cato seconded the motion. The motion carried unanimously.

7. **(H1c7) VA25-09-03**, Variance to Section 90-139 *Buffers and Screening*, 475 Lewiston Road, Tax Map 061 Parcel 030L, 30.46 +/- acres, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).

Staff Member Dylan Douglas presented the staff recommendation.

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

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 6:59PM.

Vice-Chairman Holloway made a motion to recommend approval of VA25-09-03, Variance to Section 90-139 *Buffers and Screening*, 475 Lewiston Road, Tax Map 061 Parcel 030L, 30.46 +/- acres, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial). Commissioner Cato seconded the motion. The motion carried unanimously.

8. **(H1c8) RZ25-09-05**, Rezoning from a split zoned M-1 (Light Industrial) and R-A (Residential Agricultural) to S-1 (Special), 480 & 500 Chamblin Road, Tax Map 061 Parcels 087A & 087, 35.96 +/- combined acres, and currently split zoned M-1 (Light Industrial) and R-A (Residential Agricultural).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 7:04PM.

Applicant, Will Creekmore, 227 Cedarhurst Dr, Canton GA, stated that he is excited about the new development. This is a family own business that was started in 2017 to develop senior living facilities. They have 12 locations and this would be the 13th location. They will have fountains, raised garden beds with vegetables that they will use in the kitchen. The cottages will be 2 bedrooms and 2 baths. He believes that this location will be beneficial to the community.

Ben Waterloo, 4085 Ellington Dr, stated that he is concerned that this will increase the traffic issue. The intersection at William few and Chamblin Road does have a light, but traffic is still heavy in that area. William few and Chamblin Road bridge needs to be widened before a development like this happens.

Joanne Murdock, 1547 Swint Road, stated that she is in favor of this development and that a senior living facility wouldn't add to the traffic like regular housing developments.

Chairman Moody closed the public hearing at 7:16PM.

Commissioner Cato made a motion to recommend approval with condition of RZ25-09-05, Rezoning from a split zoned M-1 (Light Industrial) and R-A (Residential Agricultural) to S-1 (Special), 480 & 500 Chamblin Road, Tax Map 061 Parcels 087A & 087, 35.96 +/- combined acres, and currently split zoned M-1 (Light Industrial) and R-A (Residential Agricultural). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

Condition:

Planning Department:

Structural buffer element shall be an 8 foot high wooden privacy fence placed as high as possible on the site to provide the most effective buffer as possible.

9. **(H1c9) RZ25-09-06**, Rezoning from a split zoned C-2 (General Commercial) & R-4 (Recreational Residential) to S-1 (Special), off Ridge Road, Tax Map 024 Portion of Parcel 057, 7.86 +/- acres, and currently split zoned C-2 (General Commercial) & R-4 (Recreational Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 7:20PM.

Representative, Matthew Padgett, 3499 Heatherstone Way, stated that the applicants have made changes based on concerns from the public and Planning Commission. They will have a large natural buffer, and the flow of traffic concerns will be addressed. The owners are Columbia County residents. The front part of this parcel is already zoned commercial, so the rezoning wouldn't be a drastic change. This will not be a high traffic use especially compared to the current zoning of the property.

John Bryan, 6437 Ridge Road, appreciates the revision attempts especially with the larger buffer, but his concerns are primarily with the safety of entering and leaving Ridge Road with it being only one way in and one way out.

Julie Harison, 52 Chigoe Lane, appreciates the changes that have been made as well. However, Ridge Road is a residential area. It's a 2 lane narrow curvy road and could be blocked by accident due to there being only 1 entrance. There is nothing preventing someone from taking a left turn or making a U-turn and very close to blind spot on Washington Road. 6467 Washington Road is already zoned C-2 and right down the road would be a better location for a development like this.

Lee Horeyseck, 4099 Sankin Road, stated that a boat storage facility would be an eyesore in a residential area. He is also worried about the safety issues this would bring to Ridge Road.

Chairman Moody closed the public hearing at 7:35PM.

Vice-Chairman Holloway made a motion to recommend disapproval of RZ25-09-06, Rezoning from a split zoned C-2 (General Commercial) & R-4 (Recreational Residential) to S-1 (Special), off Ridge Road, Tax Map 024 Portion of Parcel 057, 7.86 +/- acres, and currently split zoned C-2 (General Commercial) & R-4 (Recreational Residential). Commissioner Lester seconded the motion. The motion carried 3-1. Commissioner Cato abstained.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Vice-Chairman Holloway made the motion to adjourn the meeting at 7:36 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