



**Columbia County Planning Commission
September 18, 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 Russell Wilder

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 Wilder 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) September 4th, 2025

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

F. APPROVAL OF THE AGENDA

Vice-Chairman Holloway made a motion to approve the September 18th, 2025 Agenda and to add the
massage operator's license for Brittany Pashea dba Mermazing Therapies LLC. Commissioner Lester
seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Massage Operator's License

- 1. (H1a1) Massage Operator's License for Nicole Coffey dba Recovery Massage Therapy, 4210
Columbia Road Building 15C, Tax Map 079 Parcel 156. Massage at premise address only.**

Staff Member Will Butler presented the staff recommendation.

Commissioner Wilder made a motion to approve the Massage Operator's License for Nicole Coffey dba Recovery Massage Therapy, 4210 Columbia Road Building 15C, Tax Map 079 Parcel 156. Massage at premise address only. Commissioner Lester seconded the motion. The motion carried unanimously.

2. **(H1a2) Massage Operator's License for Brittany Pashea dba Mermazing Therapies LLC**, 4434 Columbia Rd Suite 103, Tax Map 073G Parcel 082, Massage at premise address only.

Staff Member Will Butler presented the staff recommendation.

Commissioner Wilder made a motion to approve the Massage Operator's License for Brittany Pashea dba Mermazing Therapies LLC, 4434 Columbia Rd Suite 103, Tax Map 073G Parcel 082, Massage at premise address only. Commissioner Lester seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H1b1) VA25-09-04**, Variance to Section 90-53 *List of lot and structure requirements*, 613 Apostolic Drive, Tax Map 074A Parcel 060, 1.17 +/- acres, and currently zoned R-1 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicants, Delresa & Kenneth Rollerson, 613 Apostolic Drive, stated that they were 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 Wilder made a motion to recommend approval with conditions of VA25-09-04, Variance to Section 90-53 *List of lot and structure requirements*, 613 Apostolic Drive, Tax Map 074A Parcel 060, 1.17 +/- acres, and currently zoned R-1 (Single Family Residential). 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 and the proposed small expansion per the submitted concept plan.

2. **(H1b2) RZ25-09-07**, Change of Conditions, off Baker Place Road, Tax Map 051 Parcel 049F, 38.04 +/- acres, and currently zoned PRD (Planned Residential Development).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Jason Whinghter, 672 Industrial Park Dr, stated that the phasing plan was not sections and that there is no designated order. There have been changes to Corps process and the economy since

the rezoning in 2020. The main issues are with the Corps on permitting. They needed a cultural resources survey, delineation of the cemetery, previous revisions, increased adjustments for Corps and the Corps was also confused about Tillery Park South ownership which caused an even longer stop with the permits. They still can't build Canterbury Farm Parkway and can't stop the progress on the project. There have only been 109 houses sold and have a long way to go before all 300 are sold. They have started engineering in section 4 and that will be their next section submitted.

Vice-Chairman Hollloway and Commissioner Wilder asked if they had reached out to the Corps at the start of this project?

Jason Whinghter stated yes, but that the Corps rules have changed and they do not answer to anybody.

Chairman Moody closed the public hearing at 6:23PM.

Vice-Chairman Holloway made a motion to recommend disapproval of RZ25-09-07, Change of Conditions, off Baker Place Road, Tax Map 051 Parcel 049F, 38.04 +/- acres, and currently zoned PRD (Planned Residential Development). Commissioner Lester seconded the motion. The motion carried unanimously.

3. **(H1b3) RZ25-09-08**, Major PUD (Planned Unit Development) Revision, 887 Audubon Way, Tax Map 081 Parcel 659, 0.37 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Moody opened the public hearing at 6:27PM.

Applicant or their representative were not present.

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

Chairman Moody closed the public hearing at 6:27PM.

Commissioner Lester made a motion to recommend approval with conditions of RZ25-09-08, Major PUD (Planned Unit Development) Revision, 887 Audubon Way, Tax Map 081 Parcel 659, 0.37 +/- acres, and currently zoned PUD (Planned Unit Development). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

Conditions:

Stormwater:

An easement encroachment agreement will be required.

Planning:

The major revision shall allow a total height for the retaining wall and fence of fifteen feet.

4. **(H1b4) RZ25-09-09**, Master Sign Plan Revision, 447 North Belair Road, Tax Map 073 Parcel 022, 55.14 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:30PM.

Representative, Mark Drye of Caruso & Drye Design Group, Inc. representing WellStar, 531 Roselane St Marietta GA, stated that 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 6:32PM.

Commissioner Wilder made a motion to recommend approval with condition of RZ25-09-09, Master Sign Plan Revision, 447 North Belair Road, Tax Map 073 Parcel 022, 55.14 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Lester seconded the motion. The motion carried unanimously.

Condition:

Planning:

The proposed sign must be designed as a double sided brick monument sign in keeping with the B-style signs outlined in the master sign plan. The brick shall match the building colors.

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 6:32 p.m. Commissioner Lester seconded the motion. Motion carried unanimously.

Signature on File

Mark Moody, Chairman

Signature on File

Scott Sterling, Planning Services Director