



**Columbia County Planning Commission
November 6th, 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
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

Commissioner Wilder 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. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) October 16th, 2025

Commissioner Cato made a motion to approve the October 16th, 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 November 6th, 2025 Agenda. Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Final Plat

- 1. (H1a1) Abundance Pointe Phase 2**, Off Kamper Klub Road, 7 lots, Tax Map 001 Parcel 004D, 23.17 +/- acres, and currently zoned R-4 (Recreational Residential).
Staff Member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Holloway made a motion to approve final plat for Abundance Pointe Phase 2, Off

Kamper Klub Road, 7 lots, Tax Map 001 Parcel 004D, 23.17 +/- acres, and currently zoned R-4 (Recreational Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

b. Massage Operator's License

1. **(H1b1) Massage Operator's License for Luxe Esthetics Studio LLC dba Luxe Esthetics Studio**, 4571 Cox Road Suite A, Tax Map 072B Parcel 126. Massage at premise address and mobile massage services.

Staff Member Will Butler presented the staff recommendation.

Vice-Chairman Holloway made a motion to approve the Massage Operator's License for Massage Operator's License for Luxe Esthetics Studio LLC dba Luxe Esthetics Studio, 4571 Cox Road Suite A, Tax Map 072B Parcel 126. Massage at premise address and mobile massage services. Commissioner Cato seconded the motion. The motion carried unanimously.

2. **(H1b2) Massage Operator's License for Revive Massage and Bodywork LLC dba Massage Therapist**, 205 New Petersburg Drive Suite D, Tax Map 082D Parcel 068. Massage at premise address only.

Staff Member Will Butler presented the staff recommendation.

Commissioner Lester made a motion to approve the Massage Operator's License for Revive Massage and Bodywork LLC dba Massage Therapist, 205 New Petersburg Drive Suite D, Tax Map 082D Parcel 068. Massage at premise address only. Commissioner Wilder seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) Temporary Use Authorization**, 6956 Moontown Drive East, Tax Map 015A Parcel 045A, 9.39 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Dylan Douglas 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 approve the Temporary Use Authorization, 6956 Moontown Drive East, Tax Map 015A Parcel 045A, 9.39 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

2. **(H1c2) RZ25-11-01**, Minor S-1 (Special) Revision, 3940 Desoto Drive, Tax Map 078C Parcel 164, 2.43 +/- acres, and currently zoned S-1 (Special).

Staff Member Nayna Mistry presented the staff recommendation.

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

Applicant was not present.

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

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

Commissioner Lester made a motion to approve RZ25-11-01, Minor S-1 (Special) Revision, 3940 Desoto Drive, Tax Map 078C Parcel 164, 2.43 +/- acres, and currently zoned S-1 (Special). Commissioner Wilder seconded the motion. The motion carried unanimously.

3. **(H1c3) RZ25-11-02**, Major PUD (Planned Unit Development) Revision, 975 Windmill Parkway, Tax Map 059A Parcel 307, 0.43 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Dylan Douglas presented the staff recommendation.

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

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:PM.

Vice-Chairman Holloway made a motion to recommend approval with conditions of RZ25-11-02, Major PUD (Planned Unit Development) Revision, 975 Windmill Parkway, Tax Map 059A Parcel 307, 0.43 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

The reduction in the side setback only applies to the existing structure.

Stormwater:

An easement encroachment agreement will be required.

4. **(H1c4) RZ25-11-03**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 5385 Washington Road, Tax Map 058 Parcels 218B, 218C & 218D, 12.54 +/- acres combined, and currently zoned R-A (Residential Agricultural).

Staff Member Will Butler presented the staff recommendation.

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

Representative, Bill Corder with Bluewater Engineering, 842 Sparkleberry Rd, stated that the applicant does not own the property yet. They are waiting to see if the rezoning passes before purchasing it. There would be low traffic and short visits to this site. They would prefer gravel for cost savings and to generate revenue first. They could screen the property so that it wouldn't be visible from the road.

Commissioner Wilder asked if they would put in a turn lane or decel lane.

Bill Corder stated that a decel lane would more than likely be required. A left turn lane would depend on the traffic study and what GDOT allows. There could be a possibility for an only right in and right out option as well.

Marlena Bergeron, 2545 Willow Creek Court, asked if the county prefers asphalt to gravel and if this could possibly be revisited?

Planning Manager Will Butler stated that this has been the county policy for a while more so for aesthetics.

Boris Sidow, 475 Bonaventure Way, stated that the intersection at North Tubman Rd and Washington Rd makes him uneasy. There is a slight blind spot and a high volume of traffic. They need to put a light at this intersection.

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

Vice-Chairman Holloway made a motion to recommend disapproval of RZ25-11-03, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 5385 Washington Road, Tax Map 058 Parcels 218B, 218C & 218D, 12.54 +/- acres combined, and currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried unanimously.

d. Text Amendments

1. **(H1d1) TA25-11-01**, Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 *Allowed uses*, Section 90-98 *List of lot and structure requirements*, and establishing Section 90-101 *D-C Data center district*. Also considered will be a text amendment to Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-139 *Buffers and screening*, and Section 90-147 *Use provisions*.

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:40PM.

The following members of the public spoke in opposition:

Marlena Bergeron, 2545 Willow Creek Court
Luis Rodriquez, 5176 Windmill Pl
Alan Wyatt, 2189 Morris Callaway Rd
Vin Muller, 6849 Pecan Rd
Dewey Carey, 3118 Dozier Rd
Sharon Campbell, 2338 Laurens St
Susan Warren, 5129 N Tubman Rd
Blane Carter, 861 Deerwood Cir
Jonathan Migas, 1357 Waterson Dr
Deanna Coleman, 6821 Pecan Rd
Slyvia Elam, 4442 Oak Rd
Tori Knox, 5496 White Oak Rd
Michael Harrison, 5818 Whispering Pines Way
Janice Muller, 6849 Pecan Rd
David Daniel, 6166 Tubman Rd

The members of the public who spoke in opposition to the proposed text amendment expressed their concerns for this new zoning district for data centers. The mechanical sounds are more annoying and harmful than natural noises. They should require closed loop systems and a 500ft buffer. The temperature inversions can cause sound to carry. They do not agree with the 70 decibel limit and that will impact people's health. Those who live in Appling want things that complement the community. The decibel limit should be reduced to 50dB. They know that they can't stop progress but just want this to slow down. The county isn't ready for this. The White Oak Data Center project started in 2024 under NDA's and they believe this ordinance could have started then. This proposed ordinance only applies to future data centers and the S-1 zoning district that White Oak is zoned for can be built under the S-1 requirements. They believe that the county didn't do their due diligence and aren't looking out for the citizens that will be impacted by this.

Amy Cook, 2740 Louisville Rd, stated that she is a neutral party, but wants everyone to listen to the complaints and concerns that are expressed.

Aarron Bilyeu, 712 Main Street, Suite 3100, Houston, TX 77002, stated that he is in support of the text amendments. He has zero involvement with the White Oak project. He works for a firm in Houston, TX that develops data centers. This ordinance represents best practices and level playing field for future developments. Data Centers are being built to higher standards with better technology. He does advocate for closed loop systems and dark sky requirements. Some aspects may be challenging, but workable.

Chairman Moody closed the public hearing at 7:42PM.

Vice-Chairman Holloway made a motion to recommend approval with revisions to generators on Section 90-147 of TA25-11-01, Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 *Allowed uses*, Section 90-98 *List of lot and structure requirements*, and establishing Section 90-101 D-C *Data center district*. Article IV Supplemental Requirements, Section 90-139 *Buffers and screening*, and Section 90-147 *Use provisions*. 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 Vice-Chairman Holloway made the motion to adjourn the meeting at 7:43 p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

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Signature on File

Mark Moody, Chairman

Signature on File

Scott Sterling, Planning Services Director