



**Columbia County Planning Commission  
November 20, 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 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) November 6<sup>th</sup>, 2025**

Commissioner Cato made a motion to approve the November 6<sup>th</sup>, 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 20<sup>th</sup>, 2025 Agenda. Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

**G. PRESENTATION**

**1. Foundations for the Future Comprehensive Plan**

Consultants Kari Papelbon, Josh Koonce, and Abigail Rose with Houseal Lavigne presented the staff recommendation.

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

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

Chairman Moody closed the public hearing at 6:31PM.

Vice-Chairman Holloway made a motion to recommend approval of the Foundations for the Future

Comprehensive Plan and to forward the Plan to the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs for their review. Commissioner Cato seconded the motion. The motion carried unanimously.

## H. DEBATE AGENDA

### 1. New Business

#### a. Public Hearing

1. **(H1a1) Provisional Home Occupation for Bloom & Birch Salon**, 214 Old Blythe Road, Tax Map 033 Parcel 014B, 2.6 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:32PM.

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 6:32PM.

Commissioner Cato made a motion to approve the Provisional Home Occupation for Bloom & Birch Salon, 214 Old Blythe Road, Tax Map 033 Parcel 014B, 2.6 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Wilder seconded the motion. The motion carried unanimously.

2. **(H1a2) VA25-11-01**, Variance to Section 90-135 *Signs*, 464 North Belair Road, Tax Map 072A Parcel 068, 2.67 +/- acres, and currently zoned C-1 (Neighborhood Commercial).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:35PM.

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 6:36PM.

Vice-Chairman Holloway made a motion to recommend approval of VA25-11-01, Variance to Section 90-135 *Signs*, 464 North Belair Road, Tax Map 072A Parcel 068, 2.67 +/- acres, and currently zoned C-1 (Neighborhood Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

3. **(H1a3) RZ25-11-04**, Rezoning from C-2 (General Commercial) to S-1 (Special), 6611 & 6605 Washington Road, Tax Map 024 Parcels 004A and portion of 003, 21.9 +/- acres total, and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:39PM.

Applicant, John DeFoor, 6430 Ridge Road, stated that he feels like there is a need for this project in

this area and here to answer any questions.

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

Chairman Moody closed the public hearing at 6:39PM.

Vice-Chairman Holloway made a motion to recommend approval with conditions of RZ25-11-04, Rezoning from C-2 (General Commercial) to S-1 (Special), 6611 & 6605 Washington Road, Tax Map 024 Parcels 004A and portion of 003, 21.9 +/- acres total, and currently zoned C-2 (General Commercial). Commissioner Lester seconded the motion. The motion carried 4-1. Commissioner Cato abstained.

**Conditions:**

**Planning:**

1. All drive aisles and parking areas shall be paved.
2. The landscape strip along Washington Road shall be 20 feet with a structural component.
4. **(H1a4) RZ25-11-05**, Master Sign Plan, 2207 William Few Parkway, Tax Map 050 Parcel 002E, 20.51 +/- acres, and currently zoned C-C (Community Commercial).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:45PM.

Applicant or their representative were not present.

The following members of the public spoke:

Tom Meador, 2506 Laurel Dr

Thaniel Raynack, 352 Sandleton Way

Kerry McCollum, 161 S Old Belair Rd

The members of the public spoke against the commercial development coming to this parcel. They are concerned about the increase in traffic that this will bring to the area.

Chairman Moody closed the public hearing at 6:51PM.

Vice-Chairman Holloway made a motion to recommend approval with condition of RZ25-11-05, Master Sign Plan, 2207 William Few Parkway, Tax Map 050 Parcel 002E, 20.51 +/- acres, and currently zoned C-C (Community Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

**Condition:**

**Planning:**

1. Sign 'I' is not included in the approval of the master sign plan.
5. **(H1a5) RZ25-11-06**, Major S-1 (Special) Revision, 825 North Belair Road, Tax Map 072 Parcel 207, 21.47 +/- acres, and currently zoned S-1 (Special).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:53PM.

Applicant, Ron Thigpen with Welsey United Methodist Church, 3713 Inverness Way, stated that they want to build a maintenance building and that it won't be visible from the road due to the topography on the property.

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

Chairman Moody closed the public hearing at 6:54PM.

Commissioner Cato made a motion to recommend approval of RZ25-11-06, Major S-1 (Special) Revision, 825 North Belair Road, Tax Map 072 Parcel 207, 21.47 +/- acres, and currently zoned S-1 (Special). Vice-Chairman Holloway seconded the motion. The motion carried 4-1. Commissioner Lester abstained.

6. **(H1a6) RZ25-11-07**, Rezoning from R-2 (Single Family Residential) to R-A (Residential Agricultural), off Hamilton Road, portion of Tax Map 052 Parcel 037, 27.57 +/- acres of a 96.49 +/- acre total, and currently zoned R-2 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:58PM.

Applicant, Tyler Findley, 6053 Veterans Pkwy, Suite 300, Columbus, 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 6:58PM.

Commissioner Cato made a motion to recommend approval of RZ25-11-07, Rezoning from R-2 (Single Family Residential) to R-A (Residential Agricultural), off Hamilton Road, portion of Tax Map 052 Parcel 037, 27.57 +/- acres of a 96.49 +/- acre total, and currently zoned R-2 (Single Family Residential). Vice-Chairman Holloway 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 6:59 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