



**Columbia County Planning Commission
December 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
Nayna Mistry, Community Planner
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

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 4 Commissioners present (80% Quorum). Commissioner Cato was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) December 4th, 2025

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

F. APPROVAL OF THE AGENDA

Vice Chairman Holloway made a motion to approve the December 18th, 2025 Agenda. Commissioner Wilder 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 Temika Hines dba Your Me Time Massage LLC**, 106 David Rd Suite E, Tax Map 082G Parcel 023. Massage at premise address and mobile massage services.

Director Sterling presented the staff recommendation.

Commissioner Lester made a motion to approve the massage operator's license for Temika Hines

dba Your Me Time Massage LLC, 106 David Rd Suite E, Tax Map 082G Parcel 023. Massage at premise address and mobile massage services. Commissioner Wilder seconded the motion. The motion carried 4-0.

2. **(H1a2) Massage Operator's License for Jordan Martin**, 2535 Falling Branch Lane, Tax Map 059 Parcel 092. Mobile massage services only.

Director Sterling presented the staff recommendation.

Vice Chairman Holloway made a motion to approve the massage operator's license for Jordan Martin, 2535 Falling Branch Lane, Tax Map 059 Parcel 092. Mobile massage services only. Commissioner Lester seconded the motion. The motion carried 4-0.

b. Final Plat

1. **(H1b1) Tillery Park Area 7**, 98 lots, 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.

Vice Chairman Holloway made a motion to approve the final plat for Tillery Park Area 7, 98 lots, Off Baker Place Road, Tax Map 051 Parcel 049F, 38.04 acres, and currently zoned PRD (Planned Residential Development). Commissioner Wilder seconded the motion. The motion carried 4-0.

c. Public Hearing

1. **(H1c1) RZ25-12-01**, Minor S-1 (Special) Revision, 4575 Blanchard Woods Drive, Tax Map 066 Parcel 081F, 17.61 +/- acres, and currently zoned S-1 (Special).

Staff member Nayna Mistry presented the staff recommendation.

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

Todd Brown was present on behalf of the applicants for any questions.

Members of the public were present but provided no comments.

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

Vice Chairman Holloway made a motion to approve RZ25-12-01, Minor S-1 (Special) Revision, 4575 Blanchard Woods Drive, Tax Map 066 Parcel 081F, 17.61 +/- acres, and currently zoned S-1 (Special). Commissioner Lester seconded the motion. The motion carried 4-0.

2. **(H1c2) VA25-12-01**, Variance to Section 90-135 *Signs*, 4050 Jimmie Dyess Parkway, Tax Map 074A Parcel 019A, 0.51 +/- acres, and currently zoned C-2 (General Commercial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:11 PM.

Property owner and applicant Charles White, 574 Oakwood Pointe, stated staff had covered the application well and the tenant would benefit from the sign to develop a customer base.

Members of the public were present but provided no comments.

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

Commissioner Wilder made a motion to recommend approval with condition of file VA25-12-01, Variance to Section 90-135 *Signs*, 4050 Jimmie Dyess Parkway, Tax Map 074A Parcel 019A, 0.51 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Lester seconded the motion. The motion carried 4-0.

3. **(H1c3) VA25-12-02**, Variance to Section 90-53 *List of lot and structure requirements*, 223 Stonington Drive, Tax Map 078A Parcel 205, 0.47 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff member Nayna Mistry presented the staff recommendation.

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

Lynn Judson, 6518 Washington Road, builder representing the homeowner stated that the plan is to reconstruct the house in the same location.

Members of the public were present but provided no comments.

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

Commissioner Wilder made a motion to recommend approval with condition of VA25-12-02, Variance to Section 90-53 *List of lot and structure requirements*, 223 Stonington Drive, Tax Map 078A Parcel 205, 0.47 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Lester seconded the motion. The motion carried 4-0.

4. **(H1c4) RZ25-12-04**, Rezoning from C-C (Community Commercial) to R-2 (Single Family Residential), 309 & 311 South Belair Road, Tax Map 073A Parcels 154 and 155, 0.49 +/- acres each, and currently zoned C-C (Community Commercial).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:18 PM.

Applicant James Blankenship, 309 South Belair Road, thanked staff for their assistance and requested postponement to February 19, 2026 meeting due to changing circumstances. Developer has been in touch with realtor and may move forward with purchasing property.

Saj Lakhany, 3957 Hammonds Ferry, spoke against the rezoning. He is the project manager for the development of the 4 lots to the north and is actively trying to bring the development together. He reiterated development is not a quick process, but he is hoping to find a middle ground that will address the applicant's concerns.

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

Commissioner Wilder made a motion to postpone file RZ25-12-04, Rezoning from C-C (Community Commercial) to R-2 (Single Family Residential), 309 & 311 South Belair Road, Tax Map 073A Parcels 154 and 155, 0.49 +/- acres each, to the February 19, 2026 Planning Commission meeting. Commissioner Lester seconded the motion. The motion carried 4-0.

5. **(H1c5) RZ25-12-05**, Major PUD (Planned Unit Development) Revision, 5100 Pierce Court, Tax Map 072 Parcel 043T, 5.09 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:26 PM.

Jerry Ashmore, property owner, was present to answer any questions.

Members of the public were present but provided no comments.

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

Commissioner Lester made a motion to recommend approval of file RZ25-12-05, Major PUD (Planned Unit Development) Revision, 5100 Pierce Court, Tax Map 072 Parcel 043T, 5.09 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Wilder seconded the motion. The motion carried 4-0.

6. **(H1c6) RZ25-12-06**, Rezoning from R-1 (Single Family Residential) to C-C (Community Commercial), portions of 113 & 127 South Old Belair Road, portions of Tax Map 068 Parcels 018 & 019D, 3.20 +/- acres, and currently zoned R-1 (Single Family Residential).

Staff member Dylan Douglas presented the staff recommendation.

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

Bill Corder with Bluewater Engineering, 4210 Columbia Road, was present on behalf of the applicant. He stated that the existing shared driveway access with the gas station makes commercial development logical. GDOT will not allow a second driveway for this property. The proposed conditions are reasonable and achievable.

Planning Commission questioned Mr. Corder as to possible tenants and how left turns onto Columbia Road would be handled. Mr. Corder confirmed there were no tenants lined up at this time, and that left turns would cross through the existing gas station to access South Old Belair Road and the traffic light to proceed left on Columbia Road.

The following members of the public spoke:
Kerry McCollum, 161 South Old Belair Road
Sean McCollum, 161 South Old Belair Road

They addressed concerns regarding traffic and clarification as to which properties were involved.

Chairman Moody closed the public hearing at 6:37 PM.

Commissioner Wilder made a motion to recommend approval with conditions of file RZ25-12-06, Rezoning from R-1 (Single Family Residential) to C-C (Community Commercial), portions of 113 & 127 South Old Belair Road, portions of Tax Map 068 Parcels 018 & 019D, 3.20 +/- acres, and currently zoned R-1 (Single Family Residential). Commissioner Lester seconded the motion. The motion carried 4-0.

7. **(H1c7) RZ25-12-07**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), portions of 113 & 127 South Old Belair Road, portions of Tax Map 068 Parcels 018 & 019D, 17.30 +/- acres in total, and currently zoned R-1 (Single Family Residential).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:41 PM.

Bill Corder with Bluewater Engineering, 4210 Columbia Road, was present on behalf of the

applicants. He stated that they are applying for self-storage due to the lack of viable sewer access for residential development and they have tried to provide mitigation for public concerns with heavy landscaping, buffers, and directional lighting.

The following members of the public spoke:
Terry McCollum, 161 South Old Belair Road
Sean McCollum, 161 South Old Belair Road

They expressed concerns regarding traffic on South Old Belair Road and the propensity for any additional development to create a nightmare, impacts to property values, the necessity for the developer to find a property already zoned for self-storage, and environmental impacts including impacts to bats that have state and federal protections using the abandoned buildings.

Chairman Moody closed the public hearing at 6:47 PM.

Commissioner Wilder made a motion to recommend disapproval of file RZ25-12-07, rezoning from R-1 (Single Family Residential) to S-1 (Special), portions of 113 & 127 South Old Belair Road, portions of Tax Map 068 Parcels 018 & 019D, 17.30 +/- acres in total, and currently zoned R-1 (Single Family Residential). Commissioner Lester seconded the motion. The motion carried 4-0.

8. **(H1c8) RZ25-12-08**, Rezoning from a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) for portions of the properties and a split zoned R-A (Residential Agricultural) and S-1 (Special) to S-1 (Special), 690 Louisville Road, 728 Louisville Road, 750 Louisville Road, 760 Louisville Road, off Baker Place Road, and off Interstate 20, Tax Map 051 Parcels 029, 030, 031, 032, and 044 and Tax Map 040 Parcel 055B, a total of 434.85 +/- acres, and currently split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) for portions of the properties and a split zoned R-A (Residential Agricultural) and S-1 (Special).

Director Sterling presented the staff recommendation.

Chairman Moody opened the public hearing at 7:02 PM.

David Grayson, 273 North Peachtree St, Norcross, GA was present on behalf of Quality Materials. He stated that they were able to acquire the additional property and the berm would extend further towards Louisville Road to provide more noise mitigation. Large areas of the site East and Northwest of the creeks will remain undisturbed. The site should not be visible to drivers. He additionally stated that they had done some outreach to the neighbors and that quarries are one of the most regulated industries.

The following members of the public spoke in opposition to the rezoning request:

Dr. Morgan Groothard, 1655 Baker Place Road
Kaye Jones, 1907 Long Creek Falls
Greg Schleyer, 4053 Highfield Drive
Emily Walker, 727 Baker Place Road
Jodi Philpot, 326 Zier Court
Kimberly Sims, 8797 Crenshaw Drive
Steven Sims, 8797 Crenshaw Drive
Matthew Krouse, 2057 Limerick Court
Lisa Flecha, 5987 Anderson Road
Debra Hillyard, 931 Walker Point Drive
Lee Muns, 6343 Harlem Grovetown Road
Dan Lanning, 825 Rolling Brook Lane
Steven Whitmore, 237 Prominence Drive
Jeremy Pennington, 3908 Griesse Lane
Yunjong Guk, 727 Baker Place Road

Vincent Muller, 6849 Pecan Road
Tara Wilson, 3904 Griesse Lane
Edwin Eidson, 798 Baker Place Road
Bob Anderson, 409 Louisville Road
Sylvia Elam, 4442 Oak Road
Steve Dyer, 1049 Fieldstone Road
Rita Easler, 800 Louisville Road
McKenzie Godwin, 726 Edenberry Road

Members of the public presented concerns including dust and associated health impacts (lung disease, cancer, vision loss); impacts to area wells and septic systems; traffic congestion and the need for intersection and bridge improvements, particularly the bridge over I-20 on Baker Place Road; impacts to property values; the proximity of several schools to the proposed quarry and the health impacts to the children at those schools; the lack of sidewalks on Baker Place Road for children walking to school and potential conflict with additional truck traffic; hours of operation and noise impacts; mental health impacts particularly for veterans with PTSD; the importance of protecting the community and environment over out-of-town developers making money; the interrelationship with the proposed data center construction and the need for a new quarry; potential failures of in-ground infrastructure such as the existing gas line and the sewer line under construction due to blasting; liability for any foundation damage area homes may sustain; lack of guarantees for residents that they would experience no negative impacts; the long term reclamation plan once the quarry was tapped out; the inability to undo this decision once it was made; and the incompatibility with Foundations for the Future, which is not even fully approved yet.

David Grayson on behalf of Quality Materials addressed a few of the presented concerns. He stated that hours of operation would be 7:00AM to 5:30PM Monday to Friday and 7:00AM to 12:00PM on Saturday, with no operations on Sunday. He encouraged everyone to research other reclaimed quarries that have been used for reservoirs with homes or golf courses around them.

Chairman Moody closed the public hearing at 8:21 PM.

Commissioner Holloway made a motion to recommend disapproval of file RZ25-12-08, rezoning from a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) for portions of the properties and a split zoned R-A (Residential Agricultural) and S-1 (Special) to S-1 (Special), 690 Louisville Road, 728 Louisville Road, 750 Louisville Road, 760 Louisville Road, off Baker Place Road, and off Interstate 20, Tax Map 051 Parcels 029, 030, 031, 032, and 044 and Tax Map 040 Parcel 055B, a total of 434.85 +/- acres, and currently split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) for portions of the properties and a split zoned R-A (Residential Agricultural) and S-1 (Special). Commissioner Lester seconded the motion. The motion carried 4-0.

9. **(H1c9) RZ25-12-09**, rezoning from a split zoned R-2 (Single Family Residential) and S-1 (Special) to S-1 (Special), 638 & 600 Stevens Creek Road, Tax Map 084 Parcels 012 and 006C, 4.78 +/- acres and 24.92 +/- acres respectively, and currently split zoned R-2 (Single Family Residential) and S-1 (Special).

Director Sterling presented the staff recommendation.

Chairman Moody opened the public hearing at 8:25 PM.

Jacob Glover representing Stevens Creek Church stated that the church agrees with the conditions and the new driveway should help with traffic and the current congestion on Stevens Creek Road. The concept plan shows the driveway following the contours of the land and works around the existing cell tower.

The following members of the public spoke in regard to the rezoning application:

Diane Lamb, 614 Woodwalk Lane
Patrick Bentley, 617 Woodwalk Lane
Heather Bentley, 617 Woodwalk Lane

They expressed that they are not opposed to the rezoning, but have concerns with stormwater runoff, impacts to the wildlife in the area, the increased access to the rear of their homes for those with criminal intent, whether turning lanes would be installed, whether the driveway could be relocated further from the residential property lines, and how the rezoning might impact the ability of the residential lots to purchase land from the church.

Chairman Moody closed the public hearing at 8:45 PM.

Commissioner Lester made a motion to recommend approval with condition of file RZ25-12-09, rezoning from a split zoned R-2 (Single Family Residential) and S-1 (Special) to S-1 (Special), 638 & 600 Stevens Creek Road, Tax Map 084 Parcels 012 and 006C, 4.78 +/- acres and 24.92 +/- acres respectively, and currently split zoned R-2 (Single Family Residential) and S-1 (Special). Commissioner Wilder seconded the motion. The motion carried 4-0.

10. **(H1c10) RZ25-12-10**, Conditional Use for Fast Food, off Market View Parkway, Tax map 065 parcel 895G, 1.49 +/- acres, and currently zoned PUD (Planned Unit Development).

Director Sterling presented the staff recommendation.

Chairman Moody opened the public hearing at 8:47 PM.

William Eubank, 2701 Ray Owens Road, representing Thomas & Hutton was present to answer any questions. He confirmed that the final tenant has not been disclosed at this time.

Chairman Moody closed the public hearing at 8:48 PM.

Vice Chairman Holloway made a motion to approve RZ25-12-10, Conditional Use for Fast Food, off Market View Parkway, Tax map 065 parcel 895G, 1.49 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Lester seconded the motion. The motion carried 4-0.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

Lisa Flecha, 5987 Anderson Road, stated that property being rezoned away from R-A should have two hearings to allow more people the opportunity to speak rather than only one hour on one day being available to voice their concerns.

There was no further business to discuss; therefore Vice Chairman Holloway made the motion to adjourn the meeting at 8:50 p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

Signature on file
Mark Moody, Chairman

Signature on file
Scott Sterling, Planning Services Director