



**Columbia County Planning Commission
January 15, 2026 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
Members of the Media
Members of the Public

A. CALL TO ORDER

Chairman Moody called the meeting to order at 6:00PM.

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%).

E. ELECTION OF OFFICERS

Commissioner Holloway opened the nominations for Chairman of the Planning Commission.

Commissioner Cato nominated Commissioner Moody for Chairman. Commissioner Lester seconded the nomination.

Commissioner Moody closed the nominations. Nomination carried 4 – 0.

Chairman Moody opened the nominations for Vice-Chairman of the Planning Commission.

Commissioner Cato nominated Commissioner Holloway for Vice-Chairman. Commissioner Moody seconded the nomination.

Commissioner Moody closed the nominations. Nomination carried 4 – 0.

F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

Commissioner Wilder made a motion to **approve** the December 18, 2025 Planning Commission meeting minutes. Commissioner Lester seconded the motion. Motion carried 5 – 0.

G. APPROVAL OF THE AGENDA

Information provided to the Planning Commission is subject to open records laws as defined in Official Code of Georgia 50-18-70.

Commissioner Wilder made a motion to **approve** the January 15, 2026 Agenda. Commissioner Cato seconded the motion. The motion carried 5 – 0.

H. PRESENTATION

I. DEBATE AGENDA

2. New Business

a. Massage Operators License.

1. (I2a1) **Massage Operator's License for Cheryl Connell & Ysara Rodriguez dba C-Y Transformations**, 155 Morehead Drive, Tax Map 073D Parcel 239. Mobile massage service only.

Staff member Will Butler presented the staff recommendation.

Commissioner Wilder made a motion to approve the Massage Operators License for Cheryl Connell and Ysara Rodriguez dba C-Y Transformations, 155 Morehead Drive, for mobile massage service only. Commissioner Lester seconded the motion. The motion carried 5 – 0.

b. Public Hearing

1. (I2b1) **Temporary Use Authorization**, 4017 Prescott Drive, Tax Map 077B Parcel 256, 0.63 +/- acres, and currently zoned R-3 (Single Family Residential).

Staff member Dylan Douglas presented the staff recommendation.

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

Amber Thompson, 4010 Prescott Drive, and Andrew King, 4017 Prescott Drive were present on behalf of the applicant. They stated the applicant had been told the new contractor would begin demolition on Monday.

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

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

Commissioner Lester made a motion to approve the Temporary Use Authorization at 4017 Prescott Drive, Tax Map 077B Parcel 256, 0.63 +/- acres currently zoned R-3 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried 5 – 0.

2. (I2b2) **VA26-01-01**, Variance to Section 90-53 *List of lot and structure requirements*, 5359 Magnolia Court, Tax Map 060 Parcel 087A, 4.87 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff member Dylan Douglas presented the staff recommendation.

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

Christina Blount, 4845 Old Belair Lane, was present on behalf of the applicant for any questions.

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

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

Vice-Chairman Holloway made a motion to recommend approval of file VA26-01-01, variance to Section 90-53 *List of Lot and Structure Requirements*, 5359 Magnolia Court, Tax Map 060 Parcel 087A, 4.87 +/- acres currently zoned R-A (Residential Agricultural). Commissioner Cato seconded the motion. The motion carried 5 – 0.

3. (I2b3) **VA26-01-02**, Variance to Section 90-144 *Placement of buildings and structures*, 3510 Gloucester Court, Tax Map 082I Parcel 089, 0.41 +/- acres, and currently zoned R-3 (Single Family Residential).

Staff member Dylan Douglas presented the staff recommendation.

Commissioner Moody opened the public hearing at 6:16PM.

The applicant, Garson Hedrick, 3510 Gloucester Court, was present.

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

Commissioner Moody closed the public hearing at 6:16PM.

Commissioner Lester made a motion to recommend approval with conditions of file VA26-01-02, Variance to Section 90-144 *Placement of Buildings and Structures*, 3510 Gloucester Court, Tax Map 082I Parcel 089, 0.41 +/- acres and currently zoned R-3 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried 5 – 0.

Conditions:

Planning:

1. The reduction in the side and rear setbacks only applies to the existing shed.
2. The shed 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.

Stormwater:

An Easement Encroachment Agreement will be required.

4. (I2b4) **VA26-01-03**, Variance to Sections 90-98 *list of lot and structure requirements* and 90-139 *buffers and screening*, portion of 348 Furys Ferry Road, Tax Map 082B Parcel 115, a 0.98 +/- acre portion of a 4.71 +/- acre total, and currently zoned C-1 (Neighborhood Commercial).

Staff member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:21PM.

The applicant was present.

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

Chairman Moody closed the public hearing at 6:21PM.

Commissioner Lester made a motion to recommend approval with conditions of file VA26-01-03, Variances to Sections 90-98 *List of Lot and Structure Requirements* and 90-139 *Buffers and Screening*, portion of 348 Furys Ferry Road, Tax Map 082B Parcel 115, 0.98 +/- acre portion of an overall 4.71 +/- acre total, and currently zoned C-1 (Neighborhood Commercial). Commissioner Cato seconded the motion. The motion carried 5 – 0.

Conditions:

Planning:

1. Prior to issuance of an Occupational Tax for the subject property, a subdivision plat shall be recorded and a copy provided to Columbia County Planning.
 2. Buffer and setback reductions shall only apply to the existing building. If the building is demolished or destroyed, any new structure shall meet current buffers and setback standards.
5. (I2b5) **VA26-01-04**, Variation to Section 90-99 *Corridor Protection Overlay District*, portion of 348 Furys Ferry Road, Tax Map 082B Parcel 115, a 0.98 +/- acre portion of a 4.71 +/- acre total, and currently zoned C-1 (Neighborhood Commercial).

Staff member Dylan Douglas presented the staff recommendation.

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

The applicant was present.

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

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

Commissioner Lester made a motion to approve with condition file VA26-01-04, Variation to Section 90-99 *Corridor Protection Overlay District*, portion of 348 Furys Ferry Road, Tax Map 082B Parcel 115, 0.98 +/- acre portion of an overall 4.71 +/- acre total, and currently zoned C-1 (Neighborhood Commercial). Commissioner Cato seconded the motion. The motion carried 5 – 0.

Condition:

Planning:

This variation shall only apply to the existing building. If it is damaged and must be rebuilt, it shall comply with code.

6. (I2b6) **RZ26-01-01**, Rezoning from PUD (Planned Unit Development) to D-C (Data Center), 1382 Appling Harlem Road, 6423 Wrightsboro Road, 6367 Wrightsboro Road, and off Interstate 20, Tax map 029 parcels 036, 037B, 038, and 057, 417.9 +/- acres, and currently zoned PUD (Planned Unit Development).

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Staff member Will Butler presented the staff recommendation.

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

Aaron Bilyeu, 712 Main Street, Suite 3100, Houston, TX was present on behalf of Cloverleaf and was available to answer questions.

Planning Commission requested that the applicant provide additional information on the purpose of the data center, use of the warehouses, the noise levels, closed loop cooling systems, water use, frequency of generator testing, and reuse of the site.

The applicant clarified that the site is intended to support AI. The warehouses would store replacement hard drives, spare parts, power cords, and similar replacement equipment. Meeting the 70dB allowed noise level at the property lines is possible with current technology, but will be challenging for this site where existing noise levels already exceed this level. The applicant clarified that closed loop systems use a water/glycol mix like a car radiator and require only an initial fill up and then occasional top ups of a few gallons a day due to evaporation loss. The site will have diesel generators that will be tested on a schedule once a month. Reuse of the site is not a consideration at this time; there are currently no vacant data centers in the US.

The following members of the public spoke:

Alyscia Taylor, 514 Louisville Road
Lee Muns, 6343 Harlem Grovetown Road
Vin Muller, 6849 Pecan Road
Alexandria Roney, 4217 Whitehouse Street
Lauren Catoe, 5019 Huntley Road
Daren Bunyard, 2432 Telfair Lane
Deanna Coleman, 6821 Pecan Road
Jack Pollard, Pollards Pond Road
Katie Allen, Swint Road
Gregory Guido, 3125 National Drive
Cynthia Fite, 867 Country Farm Way
Travis McComb, 3027 Bannack Lane
Alexander Dickson, 6160 Old Union Road
Beverly Hill, 2401 Telfair Lane
Jonathan Klink, 1866 Lonergan Hulme Road
Beth Connell, 2538 Falling Branch Lane
Chloe Helen Roy, 4403 Summerlin Drive
Julia McLendon, Redgate Court
Joanne Murdock, 1547 Swint Road
Cassandra McCoy, 523 Cranberry Circle
Guy Fiebigler, 5206 White Oak Road
Kelly Bailey, 4238 Whitehouse Street
Lindsay Brantley, Pumpkin Center
Dorian Duplain, 5026 Huntley Trail
Bob Anderson, 409 Louisville Road

Members of the public expressed concerns with breaking the promises made by the approval of the Greenpoint PUD and the financial hardships that will be created for the residents who bought in Greenpoint based on the approved plans; the incompatibility of a large industrial use with the surrounding residences regardless of buffers; the health impacts of the proposed data center, including the impacts of prolonged noise on mental and physical health (stress, sleep disturbance, migraines, learning issues, hearing loss),

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air pollution from diesel generator testing and related impacts on respiratory and cardiovascular health (asthma, heart disease, learning impacts) and the importance of the credible harm doctrine of public health; environmental impacts including habitat and ecosystem destruction and microclimate impacts due to dispersion of waste heat increasing the local temperature; possible increases in utility costs and possible future cleanup costs to be borne by the public; water runoff from the site and possible contamination of wells; water use by the data center for cooling and by Georgia Power for additional electricity generation; the limited number of jobs or public benefit; impacts on the nearby school and the bus and school traffic in the area; infrastructure and the ability to handle additional traffic especially on 221 during construction; the back-up plan when the AI bubble bursts; the unknown impacts of living near data centers long term; and the lack of compliance with the currently adopted Vision 2035 plan. Members of the public additionally noted that the state legislature is considering a bill to pause data center construction, that the Commissions should focus on residents with things like free school lunches for kids rather than data centers, and that the proposed property tax relief was not an answer to the health, environmental, and quality of life concerns.

Chairman Moody closed the public hearing at 8:18PM.

Vice-Chairman Holloway made a motion to recommend approval with conditions of file RZ26-01-01, rezoning from PUD (Planned Unit Development) to D-C (Data Center), 1832 Applying Harlem Road, 6423 Wrightsboro Road, 6367 Wrightsboro Road, and off Interstate 20, Tax map 029 parcels 036, 037B, 038, and 057, 417.9 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Lester seconded the motion. The motion carried 4 -1, Commissioner Cato opposed.

Conditions:

Water & Sewer:

1. The developer will fund all necessary water and sewer upgrades for the proposed project.
 2. Prior to approval of a building permit for any structure on the site, provide a 5-year projection to include water projections and sanitary sewer projections. This will be updated, at a minimum, annually and will be required until full-scale project development is complete and/or when major technological changes or site infrastructure changes affect water usage.
 3. A water and sewer usage agreement and/or drought management plan may be required. This will be assessed during site plan review or with the 5-year projection noted above.
7. (I2b7) **RZ26-01-02**, Rezoning from a split zoned R-A (Residential Agricultural) & M-1 (Light Industrial) and R-A (Residential Agricultural) to D-C (Data Center), located at 1769 Lonergan Hulme Road, 6215 Natures Way, 1843 Lonergan Hulme Road, 1837 Lonergan Hulme Road, 1781 Lonergan Hulme Road, off Lonergan Hulme Road, 1803 Lonergan Hulme Road, 1805 Lonergan Hulme Road, 1807 Lonergan Hulme Road, and 6201 Gavin Road, Tax Map 029 Parcels 011, 011A, 006, 005, 006B, 010A, 010B, 009, 008A, 008 and Tax Map 040 Parcel 142, 944.27 +/- acres combined, and currently split zoned R-A (Residential Agricultural) & M-1 (Light Industrial) and R-A (Residential Agricultural).

Staff member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 8:24PM.

Keith Lawrence, Evans, GA, applicant, provided a presentation addressing access to the site, the traffic study that had been completed and that required traffic improvements would

be at the expense of the developer, the sound study, and revegetation plans including planting of evergreens, native grasses, and wildflowers, and the planned 4-step stormwater control and treatment system. The applicant provided comparison between the proposed data center and the previous residential plans as part of the presentation.

The following members of the public spoke:

Jackie Stephens, 1808 Lonergan Hulme Road
Kim Cain, Gavin Road
Penelope Walden, 1887 Lonergan Hulme Road
Georgia Walden, 2261 Morris Calloway Road
Lee Muns, 6343 Harlem Grovetown Road
Dan Lanning, 825 Rolling Brook Lane
Cassandra McCay, 523 Cranberry Circle
Thomas Stevenson, Louisville Road
William Bailey, 4238 Whitehouse Street
Jonathan Klink, 1866 Lonergan Hulme Road
Susan Warren, 5129 North Tubman Road
Crystal Parten, 3171 Dozier Road
Lori Patterson, Faircloth Commons
Guy Fiebiger, 5206 White Oak Road
Eli Davis, 2197 Morris Calloway Road
Vin Muller, 6849 Pecan Road
Beth Connell, 2538 Falling Branch Lane
Bob Anderson, 409 Louisville Road

Members of the public expressed concerns regarding the process and seeming lack of care for residents' concerns including lack of discussion before the votes; why White Oak data center was not sufficient and why additional ones were needed; infrastructure implications including additional Georgia Power facilities and new natural gas lines and the inability of the roads to handle the additional traffic especially during construction; health impacts from the data center; environmental impacts including impacts on wetlands, increased wind tunnel effects once trees are gone, future flooding issues, and the need for ecologists and successional planting; cherry picking of the traffic data; preference for siting data centers on sites needing redevelopment like the Regency Mall; the impacts on the use of adjacent properties due to increased noise in the area; the lack of compatibility with Vision 2035 and residents' desire to keep this area rural; effects on home prices and increased cost of living (utility costs), and the fact that the data centers would not be required to pay stormwater fees. Residents requested that additional conditions be added to reduce the allowed noise volume to 50 or 55 dB at the property lines.

Chairman Moody closed the public hearing at 9:56PM.

Vice-Chairman Holloway made a motion to recommend approval with conditions of file RZ26-01-02, Rezoning from a split zoned R-A (Residential Agricultural) & M-1 (Light Industrial) and R-A (Residential Agricultural) to D-C (Data Center), located at 1769 Lonergan

Hulme Road, 6215 Natures Way, 1843 Lonergan Hulme Road, 1837 Lonergan Hulme Road, 1781 Lonergan Hulme Road, off Lonergan Hulme Road, 1803 Lonergan Hulme Road, 1805 Lonergan Hulme Road, 1807 Lonergan Hulme Road, and 6201 Gavin Road, Tax Map 029 Parcels 011, 011A, 006, 005, 006B, 010A, 010B, 009, 008A, 008 and Tax Map 040 Parcel 142, 944.27 +/- acres combined, and currently split zoned R-A (Residential Agricultural) & M-1 (Light Industrial) and R-A (Residential Agricultural). Commissioner Lester seconded the motion. The motion carried 4 – 1, Commissioner Cato opposed.

Conditions:

Water & Sewer:

1. The developer will fund all necessary water and sewer upgrades for the proposed project.
2. Prior to approval of a building permit for any structure on the site, provide a 5-year projection to include water projections and sanitary sewer projections. This will be updated, at a minimum, annually and will be required until full-scale project development is complete and/or when major technological changes or site infrastructure changes affect water usage.
3. A water and sewer usage agreement and/or drought management plan may be required. This will be assessed during site plan review or with the 5-year projection noted above.

Traffic Engineering:

A Traffic Impact Study is required for the project. The primary focus of the study is to evaluate the intersection capacity at Nature's Way and State Route 47 (Appling Harlem Road), as well as at Nature's Way and Louisville Road, in accordance with Checklist A 2 of the Project Access Improvement Policy. The study must include applicable ITE land uses and codes, traffic counts, and trip distribution based on existing conditions and project generated trips.

The impact analysis must include existing conditions (current year), no build (opening year), and build (opening year) capacity evaluations. The study must also provide recommendations for lane assignments and turn lane storage lengths at each intersection and all proposed driveways. Any costs associated with signalization, intersection modifications, utility relocation, or other related improvements shall be the responsibility of the developer.

The study shall also evaluate anticipated construction phase traffic volumes and ensure that haul route impacts are fully assessed, including operational and safety considerations. In addition, the study shall document existing roadway conditions along all designated construction haul routes prior to construction and provide a post construction evaluation identifying any damage attributable to construction traffic, ensuring that existing county roads are maintained in good condition.

Planning:

- 1.No access to Louisville Road is permitted.
- 2.Access to Lonergan Hulme Road shall be for Georgia Power maintenance access only.
8. (l2b8) **RZ26-01-03**, Rezoning from S-1 (Special), M-2 (General Industrial), R-A (Residential Agricultural), and split zoned R-A and M-1 (Light Industrial) to D-C (Data Center), property

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located at 5140, 5145 and 5150 and off Catalyst Drive, 820, 825, 845, 865, and 870 Progress Drive, 1668, 1670, 1672, and off Appling Harlem Road, 2050 and off Morris Calloway Road, and off I-20, Tax Map 018 Parcel 006, Tax Map 019 Parcels 001, 002, 002A, 002B, 002G, and 003, Tax Map 028 Parcels 026, 026B, 026C, 026E, 027, 029, 027F, 027H, 027I, 027J, 027K, 027L, 027M, 027N, 027O, and 027Q , 3,140 +/- acres combined, and currently zoned S-1 (Special), M-2 (General Industrial), R-A (Residential Agricultural) and split zoned R-A and M-1 (Light Industrial).

Staff member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 10:03PM.

Cheney Elridge was present on behalf of the Development Authority as the applicant; she stated that this request was rezoning an existing S-1 already approved for data center development to D-C and folding in additional properties.

The following members of the public spoke:

Blaine Carter, Deerwood Circle

Chloe Helen Roy, 4403 Summerlin Drive

Carrie Davis, 2197 Morris Calloway Road

Bob Anderson, 409 Louisville Road

Beth Connell, 2538 Falling Branch Lane

Dan Lanning, 825 Rolling Brook Lane

Janice Muller, 6849 Pecan Road

Georgia Walden, 2261 Morris Calloway Road

Crystal Parten, Dozier Road

Lee Muns, 6343 Harlem Grovetown Road

Members of the public expressed concerns with the speed of the rezoning process and possible discrepancies in the applications; lack of discussion and explanation for the recommendations for approval and disregard for public concerns; application of Georgia Sunshine Law; increased stormwater runoff from clearing and development of the site; the scale of the proposed development and total square footage across all 3 sites; where the construction workers would live and if additional mobile home or travel trailer parks would be created; and whether the ordinances would actually be enforced given the scale of the financial investment in these sites.

Chairman Moody closed the public hearing at 10:39PM.

Vice-Chairman Holloway made a motion to recommend approval with conditions of file RZ26-01-03, Rezoning from S-1 (Special), M-2 (General Industrial), R-A (Residential Agricultural), and split zoned R-A and M-1 (Light Industrial) to D-C (Data Center), property located at 5140, 5145 and 5150 and off Catalyst Drive, 820, 825, 845, 865, and 870 Progress Drive, 1668, 1670, 1672, and off Appling Harlem Road, 2050 and off Morris Calloway Road, and off I-20, Tax Map 018 Parcel 006, Tax Map 019 Parcels 001, 002, 002A, 002B, 002G, and 003, Tax Map 028 Parcels 026, 026B, 026C, 026E, 027, 029, 027F, 027H, 027I, 027J, 027K, 027L, 027M, 027N, 027O, and 027Q , 3,140 +/- acres combined, and currently zoned S-1 (Special), M-2 (General Industrial), R-A (Residential Agricultural) and split zoned R-A and M-1 (Light Industrial). Commissioner Cato

seconded the motion. The motion carried 5 – 0.

Conditions:

Water & Sewer:

- 1.The developer will fund all necessary water and sewer upgrades for the proposed project.
- 2.Prior to approval of a building permit for any structure on the site, provide a 5-year projection to include water projections and sanitary sewer projections. This will be updated, at a minimum, annually and will be required until full-scale project development is complete and/or when major technological changes or site infrastructure changes affect water usage.
- 3.A water and sewer usage agreement and/or drought management plan may be required. This will be assessed during site plan review or with the 5-year projection noted above.

Traffic Engineering:

The narrative does not address the roadway improvements recommended to accommodate development-related traffic, as identified in the June 2025 Traffic Impact Study prepared by Kimley-Horn. All improvements shall be designed and constructed by the developer.

Planning:

Any access point to Morris Calloway Road or Bill Dorn Road shall be for emergency access only and designed as such.

J. LEGAL MATTERS

K. STAFF AND COMMISSIONER COMMENTS

L. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss, therefore Commissioner Cato made a motion to adjourn the meeting at 10:40PM. Vice-Chairman Holloway seconded the motion. The motion carried 5 – 0.

Signature on File
Mark Moody, Chairman

Signature on File
Scott Sterling, Planning Services Director

The next scheduled Planning Commission meeting is Thursday, February 5th, 2026 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.