



**Columbia County Planning Commission
February 19th, 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
Members of the Public

A. CALL TO ORDER

Chairman Moody called the meeting to order at 6 PM.

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) February 5th, 2026

Commissioner Cato made a motion to **approve** the February 5th, 2026 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 February 19th, 2026 Agenda. Commissioner Wilder seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

(1) Unfinished Business

a. Rezoning

1. (H1a1) **RZ25-12-04**, POSTPONED FROM DECEMBER 18th, 2025, Rezoning from C-C (Community Commercial) to R-2 (Single Family Residential), 309 & 311 South Belair Road, Tax Map 073A Parcels 154 & 155, 0.49 +/- acres each, and currently zoned C-C (Community Commercial). Commission District 2.

Staff member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:04 PM.

Applicant Charles Petrie, 311 South Belair Road, stated that the subject properties were intended to be developed along with four other properties to the north as an assemblage, both owners agreed to terms with a developer, properties never acquired by said developer, conditional use for residential has expired and properties are technically nonconforming as currently zoned, spirit of agreement was broken in his opinion, need relief and buffering from potential commercial development to the north.

Planning Commission questioned if a postponement would be amenable, contract stipulations, and process to extend the conditional use.

Mr. Petrie stated that the contract stipulations were contingent upon zoning but did not require purchase if property was rezoned. Would like to extend the conditional use, but that cannot be done with this current application.

Saj Lakhany, 3957 Hammonds Ferry, representing developer, concurs with staff's recommendation of disapproval, still in negotiations with applicants, stated that economic viability, particularly headwinds in the economy, was still a concern.

Planning Commission questioned the development of the additional lots to the north.

Mr. Lakhany stated that he had no firm timeline but was optimistic.

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

Commissioner Wilder made a motion to recommend **disapproval** of 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 & 155, 0.49 +/- acres each, and currently zoned C-C (Community Commercial). Commissioner Lester seconded the motion. The motion carried unanimously.

(2) New Business

a. Massage Operator's License

1. (H2a1) **Massage Operator's License for Anjelica Rosario dba The Sunny Orchid**, 3685 Riverwatch Parkway, Suite 105, Tax map 079 Parcel 002, on premise massage only. Commission District 1.

Staff member Will Butler presented the staff recommendation.

Commissioner Lester made a motion to **approve** the Massage Operator's License for Anjelica Rosario dba The Sunny Orchid, 3685 Riverwatch Parkway, Suite 105, on premise massage only, Commissioner Wilder seconded the motion. The motion carried unanimously.

b. Preliminary Plat

1. (H2b1) **Greenpoint Phase 5**, 36 lots, Tax Map 030 portion of Parcel 083M, 13.6 +/- acres, off Appling Harlem Road, and currently zoned PRD (Planned Residential District). Commission District 4.

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to **approve** the preliminary plat for Greenpoint Phase 5, 36 lots, Tax Map 030 portion of Parcel 083M, 13.6 +/- acres, and currently zoned PRD (Planned Residential District). Vice Chairman Holloway seconded the motion. The motion

carried unanimously.

2. (H2b2) **River Island, Section 2 Phase 4A**, 64 lots, Tax Map 081 portion of Parcel 002C, 50.33 +/- acres, off Blackstone Camp Road, and currently zoned PUD (Planned Unit Development). Commission District 1.

Staff member Danielle Montgomery presented the staff recommendation.

Commissioner Lester made a motion to **approve** the preliminary plat for River Island, Section 2 Phase 4A, 64 lots, Tax Map 081 portion of Parcel 002C, 50.33 +/- acres, off Blackstone Camp Road, and currently zoned PUD (Planned Unit Development). Commissioner Wilder seconded the motion. The motion carried unanimously.

c. Public Hearing

1. (H2c1) **RZ26-02-01**, Rezoning from R-2 (Single Family Residential) to C-C (Community Commercial), 4026 Evans to Locks Road and off Mims Road, Tax Map 078 Parcels 078 & 079, 2.63 +/- acres combined, and currently zoned R-2 (Single Family Residential). Commission District 1.

Staff member Will Butler presented the staff recommendation.

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

Bill Corder, 4210 Columbia Road, representing the applicant, stated the subject properties are unlikely to be utilized for residential development, properties are along a road with future road improvements and a commercial corridor, has worked with staff to accommodate any concerns, already commercial development in the vicinity.

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

Ray Bowers, 3888 Beaverbrook Drive, concerned with traffic in the area, particularly from Lakeside Park and on King Taylor Road, need road improvements before future development.

Audra Tiller, 508 Meldon Road, commercial development is not needed in this area, no positive impacts, multiple commercial spaces are vacant in the surrounding area and already have infrastructure in place, also concerned with traffic in the area.

Sandra Bowers, 3888 Beaverbrook Drive, concerned with entrance on Mims Road due to its small size, not in favor of development.

Emily Unger, 509 Meldon Road, agreed with points made by others, development is out of character with the surrounding area.

Mamie Pollard, 611 Mims Road, questioned plans for the property overall and also questioned recent condemnation of nearby property.

Lashel Houston, Villa Lane, concerned with traffic on King Taylor, area is residential and should remain that way and commercial development would make area worse.

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

Commissioner Lester made a motion to recommend **disapproval** of RZ26-02-01, Rezoning from R-2 (Single Family Residential) to C-C (Community Commercial), 4026 Evans to Locks Road and off Mims Road, Tax Map 078 Parcels 078 & 079, 2.63 +/- acres combined, and currently zoned R-2 (Single Family Residential). Commissioner Wilder 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 6:53 PM. Vice Chairman Holloway seconded the motion. Motion carried unanimously.

Signature on file
Mark Moody, Chairman

Signature on file
Scott Sterling, Division Director

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