



Columbia County Planning Commission
March 5th, 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
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) February 19th, 2026

Commissioner Wilder made a motion to approve the February 19th, 2026 meeting minutes. Commissioner Cato seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Wilder made a motion to move H1b8 to H1b1 and approve the March 5th, 2026 Agenda. Commissioner Cato seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Preliminary Plat

1. **(H1a1) Knollwood**, 189 lots, off Washington Road, Tax map 058 portion of Parcel 134J, 94.71 +/- acres, and currently zoned PUD (Planned Unit Development).
Staff Member Danielle Montgomery presented the staff recommendation.

Vice-Chairman Hollway made a motion to approve the preliminary plat for Knollwood, 189 lots, off

Washington Road, Tax map 058 portion of Parcel 134J, 94.71 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H1b1) RZ26-03-06**, Rezoning from R-2 (Single Family Residential) to C-2 (General Commercial), 8101, 8102 & 8104 Sir Galahad Drive, Tax map 072A Parcels 122, 164, & 163, 3.77 +/- acres combined, and currently zoned R-2 (Single Family Residential).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:06PM.

Representative, Ryan Martin, 706 Helen Court, stated that they had a neighborhood meeting and were not getting support from this. At this time, they would like to withdraw the application.

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

Chairman Moody closed the public hearing at 6:09PM.

Vice-Chairman Holloway made a motion to recommend disapproval of RZ26-03-06, Rezoning from R-2 (Single Family Residential) to C-2 (General Commercial), 8101, 8102 & 8104 Sir Galahad Drive, Tax map 072A Parcels 122, 164, & 163, 3.77 +/- acres combined, and currently zoned R-2 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

2. **(H1b2) RZ26-03-01**, Rezoning from R-A (Residential Agricultural) to R-1 (Single Family Residential), 1422 Old Appling Harlem Highway, Tax map 030 Parcel 007, 4.03 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Nayna Mistry presented the staff recommendation.

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

Applicant, Jacquelin Carraway, 773 Chamblin Road, stated that all the other adjacent properties are zoned R-1. They also have no issues with the conditions for this rezoning.

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

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

Commissioner Cato made a motion to recommend approval with conditions of RZ26-03-01, Rezoning from R-A (Residential Agricultural) to R-1 (Single Family Residential), 1422 Old Appling Harlem Highway, Tax map 030 Parcel 007, 4.03 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

Conditions:

Planning:

Provide a 25 foot wide no access easement and natural buffer along Appling Harlem Road for the lots shown as G2 & G3 on the provided proposed subdivision plan. The natural buffer shall be planted prior to issuing a Certificate of Occupancy for any structure on the lots.

Pre-Construction:

1.Existing driveways for Tract G1 may remain in the current locations. If they are going to be moved in the future, permits will be required through the Pre-Construction Department.

- 2. Driveway location for Tract G2 will only be available at Old Appling Harlem Highway
- 3. Driveway location for Tract G3 will only be available at Old Appling Harlem Highway

- 3. **(H1b3) VA26-03-01**, Variance to Section 90-53 *List of lot & structure requirements*, 1422 Old Appling Harlem Highway, Tax map 030 Parcel 007, 4.03 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Nayna Mistry presented the staff recommendation.

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

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 6:18PM.

Commissioner Cato made a motion to recommend approval with condition of VA26-03-01, Variance to Section 90-53 *List of lot & structure requirements*, 1422 Old Appling Harlem Highway, Tax map 030 Parcel 007, 4.03 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

Condition:

Planning:

The setback reduction shall apply only to the two structures as shown on tract G1. New construction on lot G1 shall have minimum front setbacks of 20 feet from the property line on Old Appling Harlem Highway and 30 feet from the property line on Appling Harlem Road.

- 4. **(H1b4) RZ26-03-02**, Rezoning from R-1 (Single Family Residential) to C-2 (General Commercial), 4933, 4935, & 4937 Washington Road and off Hardy McManus Road, Tax map 066 Parcels 028, 029, 030A, & 031, 3.41 +/- acres combined, and currently zoned R-1 (Single Family Residential).

Staff Member Danielle Montgomery presented staff recommendation.

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

Representative, Jonathan Aceves, 3737 Inverness Way, stated that the preferred developer for Jiffy Lube is looking at the Riverwood area. This is the closest intersection to Riverwood and that Jiffy Lube is already committed. The developer has already anticipated getting sewer to this parcel but doesn't have plans yet. They want to withdraw the rezoning request and come back once they get the sewer figured out.

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

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

Vice-Chairman Holloway made a motion to recommend disapproval of RZ26-03-02, Rezoning from R-1 (Single Family Residential) to C-2 (General Commercial), 4933, 4935, & 4937 Washington Road and off Hardy McManus Road, Tax map 066 Parcels 028, 029, 030A, & 031, 3.41 +/- acres combined, and currently zoned R-1 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried 4-1. Commissioner Wilder opposed.

- 5. **(H1b5) RZ26-03-03**, Conditional Use for Massage, 218 Oak Street North, Tax map 078D Parcel 128, 1.07 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Dylan Douglas presented the staff recommendation.

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

Applicant or their representative were not present.

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

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

Commissioner Lester made a motion to recommend approval of RZ26-03-03, Conditional Use for Massage, 218 Oak Street North, Tax map 078D Parcel 128, 1.07 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Wilder seconded the motion. The motion carried unanimously.

6. **(H1b6) RZ26-03-04**, Rezoning from R-A (Residential Agricultural) & M-1 (Light Industrial) to D-C (Data Center), off Morris Calloway Road, Tax map 019 Parcel 002C, 37.03 +/- acres, and currently zoned R-A (Residential Agricultural) & M-1 (Light Industrial).

Staff Member Will Butler presented staff recommendation.

Chairman Moody opened the public hearing at 6:29PM.

Applicant, Cheney Eldridge with the Development Authority, 1000 Business Blvd, stated that this is part of the previous application and has no issue with the advertising.

Vin Muller, 6849 Pecan Road, stated he would like some clarification of the narrative. He states that it's contradicting. The noise and traffic will still be an issue. He would like a traffic study to be done and wants to know the time frame of this project. He has heard it could only take 5 years or 15 to 20 years.

Chairman Moody closed the public hearing at 6:36PM.

Commissioner Cato made a motion to recommend approval with condition of RZ26-03-04, Rezoning from R-A (Residential Agricultural) & M-1 (Light Industrial) to D-C (Data Center), off Morris Calloway Road, Tax map 019 Parcel 002C, 37.03 +/- acres, and currently zoned R-A (Residential Agricultural) & M-1 (Light Industrial). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

Condition:

Planning:

All conditions from RZ26-01-03 shall apply.

The following are provided for reference to the conditions from RZ26-01-03:

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.

Board of Commissioners:

Sound from the project shall not exceed 65 decibels at the property line.

7. **(H1b7) RZ26-03-05**, Rezoning from R-3 (Single Family Residential) to C-3 (Heavy Commercial), 249 Settlement Road, Tax map 078C Parcel 518, 0.96 +/- acres, and currently zoned R-3 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:42PM.

Applicant or their representative were not present.

Matthew Banks, stated that he is familiar with this property. His family lives on Miramar Dr and have noticed a big containment of water at the end of Mack Rd. He is concerned that the contract office could add to that issue.

Margaret stated that she has lived in this area for 60 years. She is also concerned about the water retention at the end of Mack Rd.

Chairman Moody closed the public hearing at 6:55PM.

Commissioner Wilder made a motion to recommend approval with condition of RZ26-03-05, Rezoning from R-3 (Single Family Residential) to C-3 (Heavy Commercial), 249 Settlement Road, Tax map 078C Parcel 518, 0.96 +/- acres, and currently zoned R-3 (Single Family Residential). Commissioner Lester seconded the motion. The motion carried unanimously.

Condition:

Planning:

The building is to have walls faced with bricks, stucco, structural masonry, split face block, wood siding or wood shingles or decorative pre-cast concrete and be architecturally integrated with the other elevations of the building. Vinyl siding, corrugated metal siding or unadorned painted masonry units may be used on the side or rear elevations of industrial buildings.

8. **(H1b8) VA26-03-02**, Variance to Sections 90-98 *List of lot & structure requirements* & 90-139 *Buffers & screening*, 249 Settlement Road, Tax map 078C Parcel 518, 0.96 +/- acres, and currently zoned R-3 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:59PM.

Applicant or their representative were not present.

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

Chairman Moody closed the public hearing at 6:59PM.

Commissioner Wilder made a motion to recommend approval of VA26-03-02, Variance to Sections 90-98 *List of lot & structure requirements* & 90-139 *Buffers & screening*, 249 Settlement Road, Tax map 078C Parcel 518, 0.96 +/- acres, and currently zoned R-3 (Single Family Residential). Commissioner Lester seconded the motion. The motion carried unanimously.

9. **(H1b9) RZ26-03-07**, Major PUD Revision, 833 Audubon Way, Tax map 081 Parcel 681, 0.36 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 7:03PM.

Applicant or their representative were not present.

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

Chairman Moody closed the public hearing at 7:03PM.

Commissioner Lester made a motion to recommend approval with condition of RZ26-03-07, Major PUD Revision, 833 Audubon Way, Tax map 081 Parcel 681, 0.36 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition:

Stormwater:

An easement encroachment agreement will be required.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

Vice-Chairman Holloway made a motion to cancel the April 2nd, 2026 Planning Commission Meeting. Commissioner Cato seconded the motion. The motion carried unanimously.

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Cato made the motion to adjourn the meeting at 7:05 p.m. Commissioner Wilder seconded the motion. Motion carried unanimously.

Signature on File

Mark Moody, Chairman

Signature On File

Scott Sterling, Planning Services Director