



Columbia County Planning Commission
March 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
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) March 5th, 2026

Commissioner Cato made a motion to approve the March 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 March 19th, 2026, agenda. Vice-Chairman Holloway 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 Nyteshade Studio LLC, 1753 Taylor Rd, Mobile Massage Services only.

Staff Member Will Butler presented the staff recommendation

Commissioner Cato made a motion to approve the Massage Operator's License for Nyteshade Studio LLC, 1753 Taylor Rd, Mobile Massage Services only. Vice-Chairman Holloway seconded the motion.

The motion carried unanimously.

b. Public Hearing

1. **(H1b1) Temporary Use Authorization**, 0 Champions Parkway, Tax Map 065 Parcel 888A, 5.20 +/- acres, and currently zoned PUD (Planned Unit Development).
2. **(H1b2) Temporary Use Authorization**, 37 Champions Parkway, Tax Map 065 Parcel 1320, 362.83 +/- acres and currently zoned PUD (Planned Unit Development).
3. **(H1b3) Temporary Use Authorization**, 70 Champions Parkway, Tax Map 065 Parcel 1261, 8.23 +/- acres, and currently zoned PUD (Planned Unit Development).
4. **(H1b4) Temporary Use Authorization**, 0 Riverwood Parkway, Tax Map 065 Parcel 386B, 23.30 +/- acres, and currently unzoned as a part of the Riverwood Parkway right-of-way.
5. **(H1b5) Temporary Use Authorization**, 4945 Hardy McManus Road, Tax Map 065, Parcel 009C, 49.90 +/- acres, and currently zoned S-1 (Special).

Staff Member Dylan Douglas presented the staff recommendations for all the Temporary Use Authorizations.

Chairman Moody opened the public hearing at 6:05PM.

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 6:05PM.

Vice-Chairman Holloway made a motion to approve the Temporary Use Authorizations at 37 Champions Parkway, 0 Champions Parkway, 70 Champions Parkway, 4945 Hardy McManus Road, and 0 Riverwood Parkway. Commissioner Cato seconded the motion. The motion carried unanimously.

6. **(H1b6) RZ26-03-08**, Major PUD (Planned Unit Development) Revision, 4102 Shady Oaks Drive, Tax Map 081B Parcel 1081, 0.28 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Hameed Malik, 4102 Shady Oaks Dr, stated that his family needs the pool for medical reasons and that he is familiar with the HOA requirements.

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 recommend approval of RZ26-03-08, Major PUD (Planned Unit Development) Revision, 4102 Shady Oaks Drive, Tax Map 081B Parcel 1081, 0.28 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

7. **(H1b7) RZ26-03-09**, Rezoning from M-1 (Light Industrial) to C-2 (General Commercial), 475

Lewiston Road, for a 1.0 +/- acre portion of Tax Map 061 Parcel 030L, 32.25 +/- total acres, and currently zoned M-1 (Light Industrial).

Staff Member Dylan Douglas presented the staff recommendation.

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

Representative, Robert Titus with EMC Engineering, 4424 Columbia Rd, stated that the applicant is trying to get the parcel cleaned up and for the zoning to be consistent with everything else. They don't have a tenant lined up yet, but don't have an issue with moving the cars that are parked there.

Jeff Wilson, 726 Greenfield Abbey Ct, stated that he is representing Mr. Sandbach who is the adjacent property owner. They would like that if the zoning got approved for it to be required for a curb cut between the two sites allowing for cross and thru traffic. They currently have an easement with Waffle House.

Chairman Moody closed the public hearing at 6:17PM.

Commissioner Willder made a motion to recommend approval with conditions of RZ26-03-09, Rezoning from M-1 (Light Industrial) to C-2 (General Commercial), 475 Lewiston Road, for a 1.0 +/- acre portion of Tax Map 061 Parcel 030L, 32.25 +/- total acres, and currently zoned M-1 (Light Industrial). Commissioner Lester seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. A subdivision plat delineating the C-2 and M-1 zoning on the parcel must be recorded prior to site plan approval.
 2. No vehicles shall be parked within the driveway leading from Lewiston Road to the site.
8. **(H1b8) RZ26-03-10**, Major S-1 (Special) Revision, 830 Louisville Road, Tax Map 052 Parcel 001J, 5.0 +/- acres, and currently zoned S-1 (Special).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Moody opened the public hearing at 6:19PM.

Applicant, Richard Beane, 146 Pineview Rd, stated that he appreciates all the work that has been done regarding his application. He didn't realize that the existing sign was in the right of way.

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

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

Commissioner Cato made a motion to recommend approval with condition of RZ26-03-10, Major S-1 (Special) Revision, 830 Louisville Road, Tax Map 052 Parcel 001J, 5.0 +/- acres, and currently zoned S-1 (Special). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

Condition:

Planning:

The minimum 5 foot front setback requirement must be shown on the site plan submitted for permitting.

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 6:21 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