



**Columbia County Planning Commission
Final Agenda for May 7, 2026 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:

Chairman Mark Moody – Countywide
Vice Chair Emory Holloway – District 3

Jamie Lester – District 1
Russell Wilder – District 2

Ryan Cato – District 4

- A. CALL TO ORDER Chairman Moody
- B. INVOCATION Chairman Moody
- C. PLEDGE OF ALLEGIANCE Chairman Moody
- D. ROLL CALL / QUORUM Chairman Moody
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Moody
 - 1. (E1) April 16th, 2026
- F. APPROVAL OF THE AGENDA Chairman Moody
- G. PRESENTATION Chairman Moody
- H. DEBATE AGENDA Chairman Moody
 - 1. New Business
 - a. Massage Operator's License
 - 1. (H1a1) **Massage Operator's License for Balanced Body Massage LLC**, 4408 Columbia Road Suite 100, Tax Map 073 Parcel 356. Massage at premise address and mobile massage services. Commission District 2. Staff Assignment Will Butler.
 - b. Final Plat
 - 1. (H1b1) **Greenpoint Phase 4**, Off Appling Harlem Road, 62 lots, Tax Map 030 portions of Parcels 083M & 471, 40.74 +/- acres, and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Danielle Montgomery.
 - 2. (H1b2) **Neptune Trail**, Off Gales Road, 8 lots, Tax Map 015 Parcels 108, 109, 110, 111, 112, 041B, 041E, and 042, currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
 - c. Public Hearing
 - 1. (H1c1) **VA26-05-01**, Variance to Section 90-53 *List of lot and structure requirements*, 417 Hastings Place, Tax Map 082I Parcel 422, 0.47 +/- acres, and currently zoned R-3 (Single Family Residential). Commission District 1. Staff Assignment Danielle Montgomery.
 - 2. (H1c2) **VA26-05-02**, Variance to Section 90-144 *Placement of building and structures*, 4044 Mullikin Road, Tax Map 077I Parcel 367, 0.24 +/- acres, and currently

zoned R-2 (Single Family Residential). Commission District 1. Staff Assignment Dylan Douglas.

3. (H1c3) **RZ26-05-01**, Rezoning from R-A (Residential Agricultural) to PRD (Planned Residential Development), 5703 Wrightsboro Road and off Wrightsboro Road, Tax Map 052 Parcel 002N and Tax Map 051 Parcel 068, 76.02 +/- total acres, and currently zoned R-A (Residential Agricultural), and a Major PRD (Planned Residential Development) Revision, off Baker Place Road, Tax Map 051 Parcels 048, 049, 049A, and 049C a combined 150.55 +/- acres and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Danielle Montgomery.
4. (H1c4) **RZ26-05-02**, Rezoning from C-2 (General Commercial) to M-1 (Light Industrial), 3985 Gordon Highway, Tax Map 043A Parcel 043A, 1.53 +/- acres, and currently zoned C-2 (General Commercial). Commission District 4. Staff Assignment Danielle Montgomery.
5. (H1c5) **VA26-05-03**, Variances to Sections 90-98 *List of lot and structure requirements*, 90-133 *Parking*, and 90-144 *Placement of buildings and structures*, 3985 Gordon Highway, Tax Map 043A Parcel 043A, 1.53 +/- acres, and currently zoned C-2 (General Commercial). Commission District 4. Staff Assignment Danielle Montgomery.
6. (H1c6) **RZ26-05-03**, Conditional Use for Indoor Recreation, 3001 McCrary Court, Tax Map 072 Parcel 231G, 1.95 +/- acres, and currently zoned M-1 (Light Industrial). Commission District 1. Staff Assignment Dylan Douglas.
7. (H1c7) **RZ26-05-04**, Rezoning from R-A (Residential Agricultural) & PUD (Planned Unit Development) to PRD (Planned Residential Development), off Baker Place Road, Tax Map 051 Parcel 008H, 54.8 +/- acres, and currently zoned R-A (Residential Agricultural) & PUD (Planned Unit Development). Commission District 3. Staff Assignment Will Butler.
8. (H1c8) **RZ26-05-05**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), off Anderson Road, Tax Map 050 Parcel 039F, 319.36 +/- acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Will Butler.

I. LEGAL MATTERS

County Attorney Driver

J. STAFF AND COMMISSIONER COMMENTS

Chairman Moody

K. PUBLIC COMMENTS AND PARTICIPATION

Chairman Moody

The next scheduled Planning Commission meeting is Thursday, May 21st, 2026 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.